



1, Alleyne Way

Clacton-On-Sea, CO15 2RD

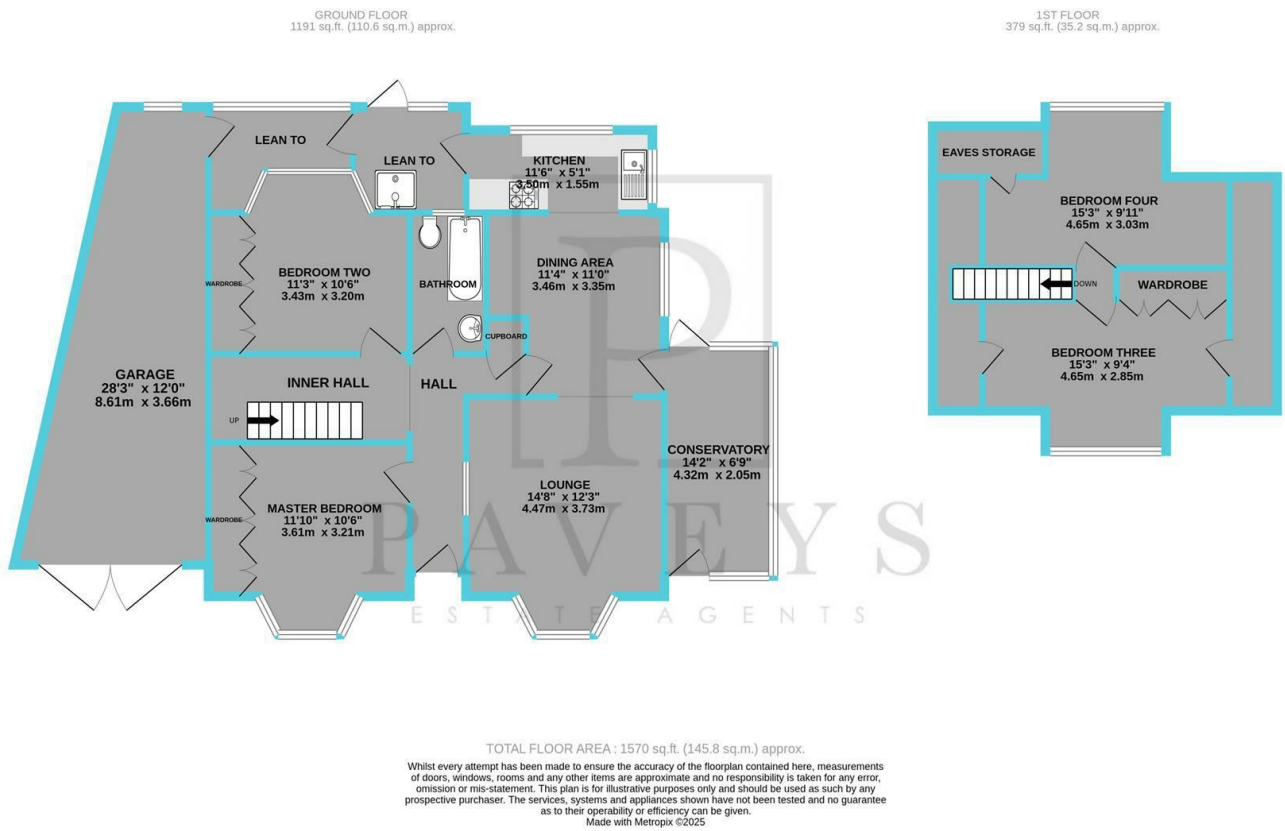
Price £375,000 Freehold

A RARE OPPORTUNITY TO PURCHASE A FOUR BEDROOM DETACHED CHALET WITH AJOINING BUILDING PLOT WITH OUTLINE PLANNING PERMISSON! The property is in need of complete modernisation, this spacious family home benefits from four double bedrooms, kitchen diner, lounge bathroom and large garage. This large plot has Outline Planning Permission 24/01883/OUT for a large three bedroom detached bungalow with its own parking. Call Paveys today to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



LOUNGE 14'8 x 12'3 (4.47m x 3.73m)

KITCHEN 11'6 x 5'1 (3.51m x 1.55m)

DINING AREA 11'4 x 11' (3.45m x 3.35m)

CONSERVATORY 14'2 x 6'9 (4.32m x 2.06m)

MASTER BEDROOM 11'10 x 10'6 (3.61m x 3.20m)

BEDROOM TWO 11'3 x 10'6 (3.43m x 3.20m)

BATHROOM

BEDROOM THREE 15'3 x 9'4 (4.65m x 2.84m)

BEDROOM FOUR 15'3 x 9'11 (4.65m x 3.02m)

OUTSIDE

GARAGE 28'3 x 12' max (8.61m x 3.66m max)

BUILDING PLOT

SITE

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.