



1, Alleyne Way

Clacton-On-Sea, CO15 2RD

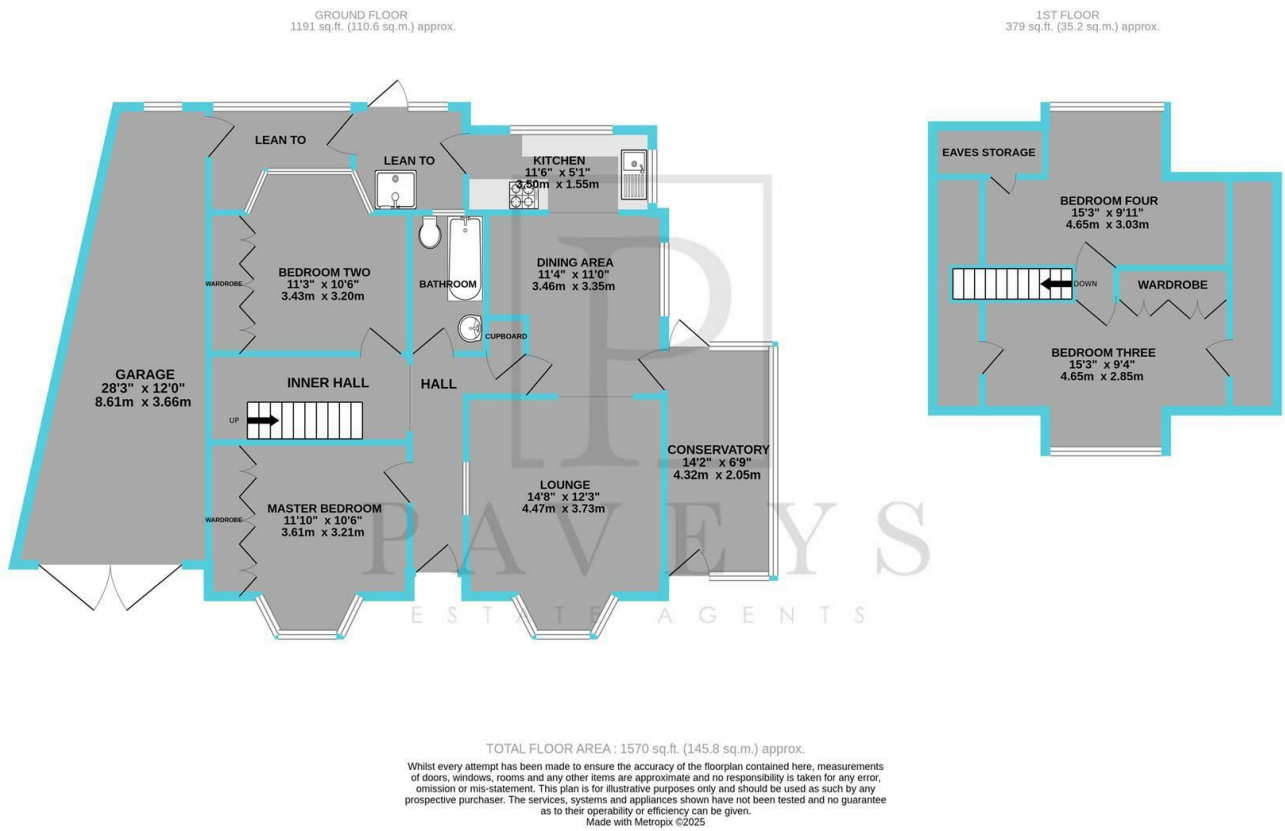
Price £350,000 Freehold

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		
(69-50)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	27	
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: F
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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.