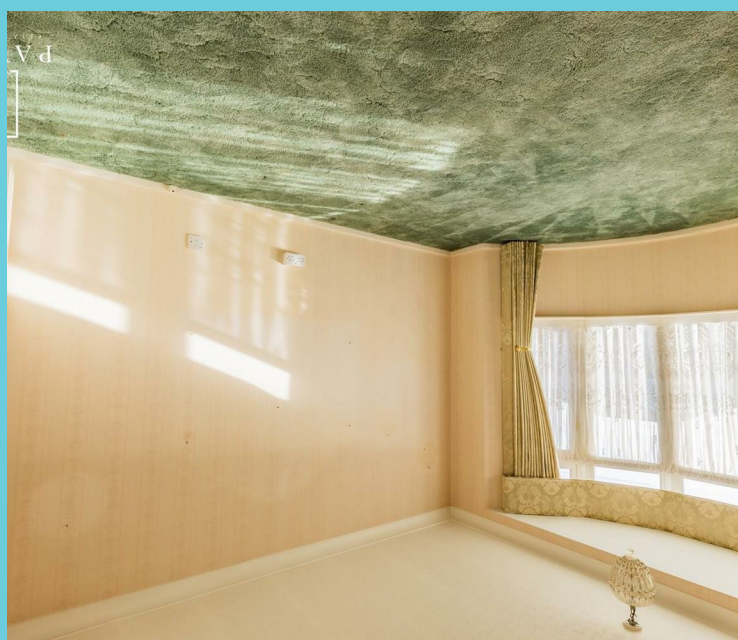




6, Manor Way

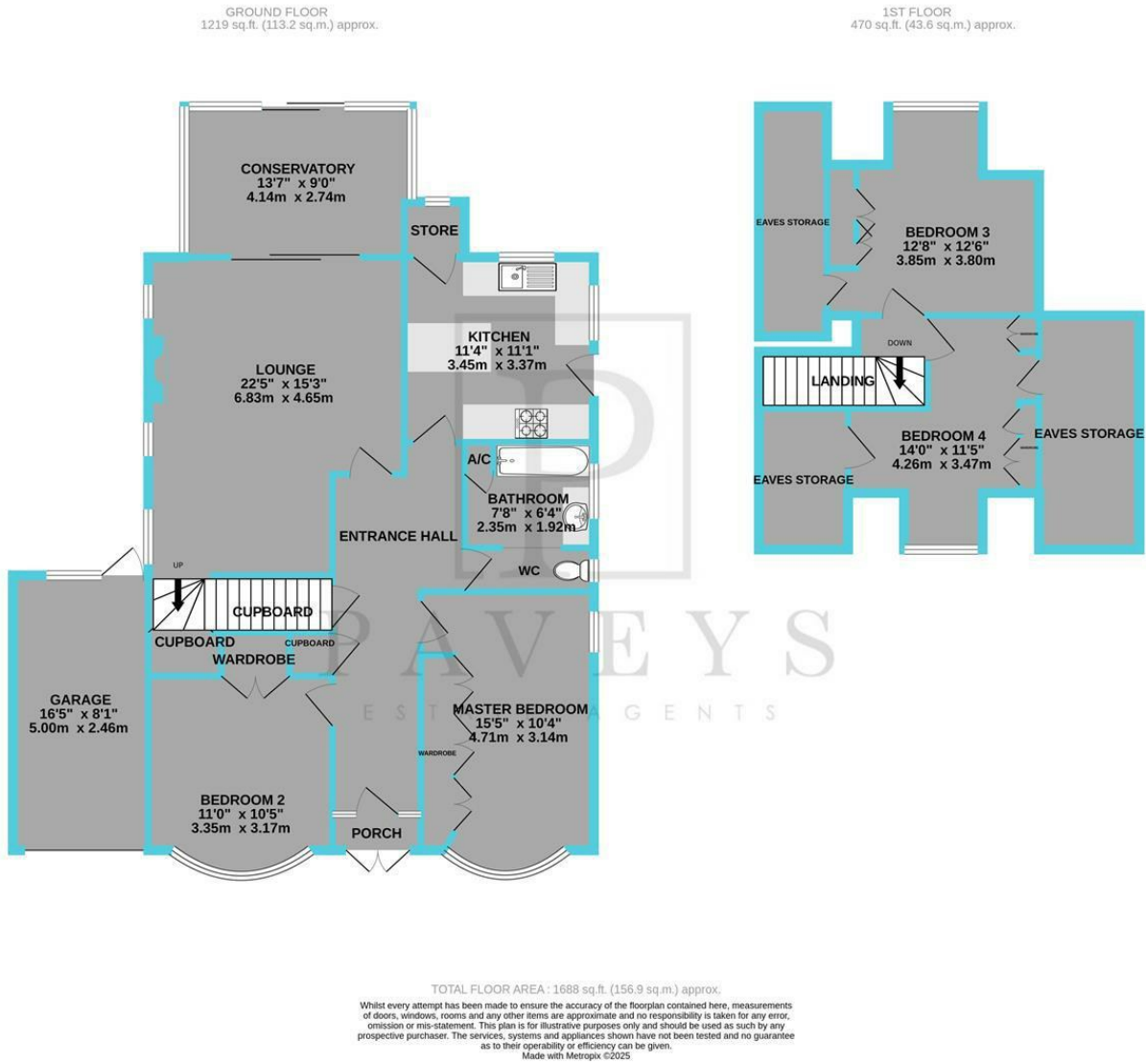
Holland-On-Sea, CO15 5UA

Price £375,000 Freehold

Paveys are delighted to offer for sale this DETACHED CHALET BUNGALOW in a WONDERFUL LOCATION close to HOLLAND HAVEN & THE SEAFRONT to be sold with NO ONWARD CHAIN. This charming older style property offers an impressive 1688 sq ft of accommodation which includes four double bedrooms, spacious lounge, conservatory, kitchen, bathroom and lots of eaves storage. Outside is a great sized rear garden and pretty front garden with gated driveway leading to the garage. The property does require some modernisation and updating but is perfectly positioned for those who enjoy the beach, nature, coastal walks and maybe a spot of water sports. We have keys! Call us to arrange an appointment to view.



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



PORCH
Enclosed porch with glazed double doors to front aspect, lighting.

ENTRANCE HALL
UPVC double glazed stained glass entrance door and matching side panel, fitted carpet, coved ceiling, built in storage cupboard, radiator.

LOUNGE 22'5 x 15'3 (6.83m x 4.65m)
Double glazed sliding patio doors to Conservatory, feature stained glass double glazed windows to side, fitted carpet, coved ceiling, stair flight to First Floor, feature fireplace, wall lights, TV point, radiators.

CONSERVATORY 13'7 x 9' (4.14m x 2.74m)
Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, laminate flooring, poly carb roof, power and light.

KITCHEN 11'4 x 11'1 (3.45m x 3.38m)
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level oven and microwave, integrated fridge freezer, space and plumbing for washing machine and tumble dryer, wall mounted Baxi boiler (not tested by Agent). Double glazed windows to rear and side aspects, double glazed door to garden, vinyl flooring, fully tiled walls, breakfast bar, built in larder cupboard.

MASTER BEDROOM 15'5 x 10'4 (4.70m x 3.15m)
Double glazed bay window to front, double glazed stained glass window to side, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and drawer units, radiator.

BEDROOM TWO 11' x 10'5 (3.35m x 3.18m)
Double glazed bay window to front, fitted carpet, coved ceiling, radiator.

BATHROOM 7'8 x 6'4 (2.34m x 1.93m)
White suite comprising low level WC, vanity wash hand basin and bath with shower over. Two double glazed windows to side, vinyl flooring, fully tiled walls, built in airing cupboard, radiator.

FIRST FLOOR
BEDROOM THREE 12'8 x 12'6 (3.86m x 3.81m)
Double glazed window to rear, fitted carpet, range of fitted wardrobes, door to large eaves storage, radiator.

BEDROOM FOUR 14' x 11'5 (4.27m x 3.48m)
Double glazed window to front, fitted carpet, fitted wardrobes and cupboards, door to large eaves storage, radiator.

OUTSIDE FRONT
Walled garden with double gates leading to the driveway and garage, gated pathway to entrance door, laid to lawn to mature flowers and shrubs, gated access to rear.

OUTSIDE REAR
A charming, private rear garden commencing with a large patio area with gates leading to a generous lawn area, well stocked flower and shrub borders, feature pond, established trees, retaining panel fencing, greenhouse, timber sheds, outside tap, gated access to front.

GARAGE 16'5 x 8'1 (5.00m x 2.46m)
Up and over door, power and light connected (not tested by Agents), glazed window and door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed
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 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.

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.