110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS

130, St. Osyth Road West

Little Clacton, CO16 9NY

Price £525,000 Freehold

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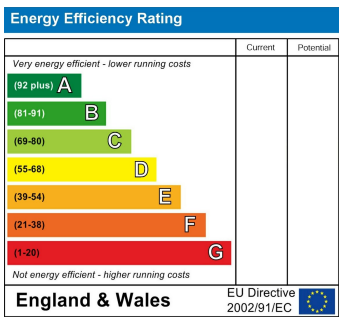
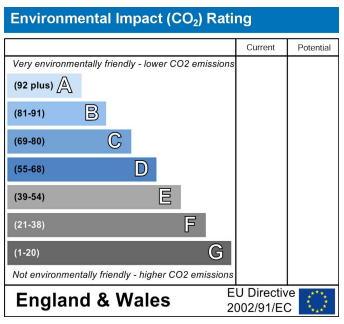
NO ONWARD CHAIN!

Occupying a semi-rural position in the popular Little Clacton Area is this DETACHED BUNGALOW set on a PLOT APPROACHING 0.4 OF AN ACRE. "Casamia" is an impressive property offering 1607 sqft of well appointed accommodation with a spacious lounge, kitchen diner with high end appliances, three spacious double bedrooms, Jack & Jill ensuite shower room and bathroom. Outside is a walled, courtyard garden which is very private and perfect spot for alfresco dining and entertaining, in & out driveway, ample off road parking and stunning rear garden stocked with mature trees and shrubs. Additionally there is a double length garage measuring 38ft with attached workshop. An internal viewing is highly recommended in order to appreciate this property. We have keys!!!!! Call Paveys today.





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PORCH

UPVC double glazed door and matching side panel to front aspect leading to the enclosed Porch.

ENTRANCE HALL

UPVC double glazed entrance door, fitted carpet, spot lights, two double cloak cupboards, radiator.

KITCHEN DINER 23'7 x 13'9 (7.19m x 4.19m)

Extensive range of over and under counter units, matching large island unit with breakfast bar and drawers, granite work tops with undermount sink, drainer and mixer tap. Range of Neff appliances including eye level double oven and microwave, Neff five ring gas hob with extractor over. Bosch integrated dishwasher, space for Samsun American style fridge freezer (to remain), Bosch washing machine and tumble dryer. Double glazed window to rear, double glazed door and side panel to rear garden, tiled flooring, tiled splash backs, coved ceiling, glazed door to Lounge, loft hatch, radiator.

LOUNGE 26'2 x 14'6 (7.98m x 4.42m)

Double glazed double doors to rear garden, double glazed window to side, double glazed door and window to side courtyard, fitted carpet, coved ceiling, TV point, radiators.

MASTER BEDROOM 16'8 x 14'1 (5.08m x 4.29m)

Double glazed windows to rear and side aspects, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes, matching dressing table and mirror, bedside cabinets, coved ceiling, radiator.

BEDROOM TWO 12'9 x 12' (3.89m x 3.66m)

Double glazed window to front, fitted carpet, fitted double wardrobe, door to Ensuite Shower Room, radiator

JACK & JILL ENSUITE SHOWER ROOM 12'9 x 10'3 (3.89m x 3.12m)

White suite comprising wall mounted WC, bidet, wash hand basin and large double shower cubicle. Double glazed window to side, tiled flooring, part tiled walls, spot lights, chrome heated towel rail, radiator.

BEDROOM THREE 14'1 x 12' (4.29m x 3.66m)

Double glazed window to front, fitted carpet, coved ceiling, fireplace recess, radiator.

BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin with drawers and cupboard below, enclosed shower cubicle and corner bath with shower attachment. Double glazed window to side, tiled flooring, fully tiled walls, coved ceiling, spot lights, chrome heated towel rail.

CLOAKROOM

White low level WC, fully tiled walls and floor, spot lights.

OUTSIDE FRONT

Tiled porch with feature pillars, generous block paved in and out driveway, ample off road parking, retaining fencing, gated access to courtyard, double gates to rear providing access to the Garage and rear garden, exterior lighting.

COURTYARD

A walled and paved courtyard accessed from the Lounge with gated access to the front.

OUTSIDE REAR

An impressive secluded garden predominantly laid to lawn with retaining panel fencing, established plants and shrubs, mature trees, timber shed, paved patio area, access to detached garage, gated access to front.

DOUBLE LENGTH GARAGE 38'9 x 12'3 (11.81m x 3.73m)

Up and over door, two windows to side, door to rear leading to the Workshop, power and light connected (not tested by Agent).

WORKSHOP 12'1 x 9'9 (3.68m x 2.97m)

Positioned the rear of the garage, windows to rear and side aspects, door to side, power and light connected (not tested by Agent), integral door to Garage.

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 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 our 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.