

10, Seafeld Gardens

Clacton-On-Sea, CO15 5HH

Guide price £365,000 Freehold



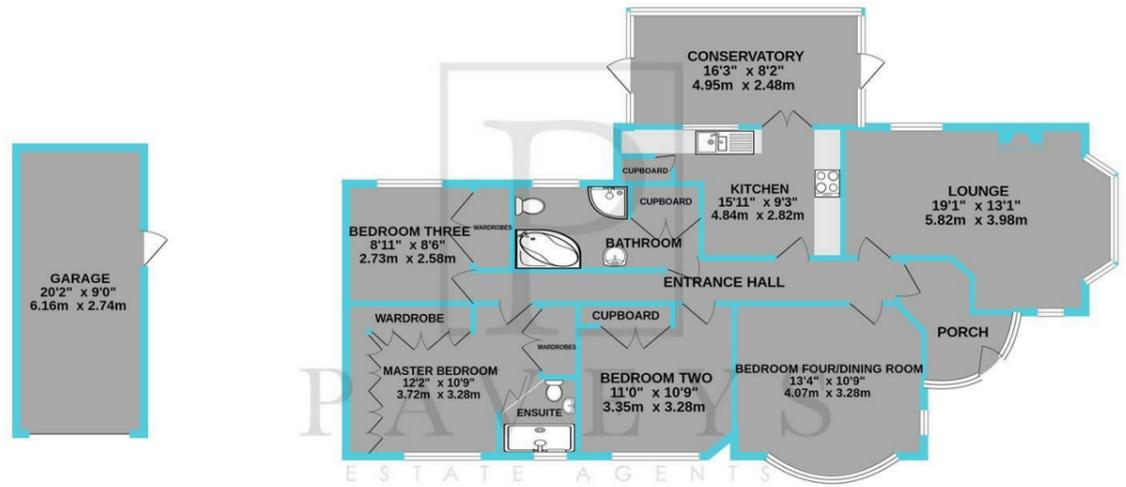
PAVEYS  
ESTATE AGENTS

~~~~GUIDE PRICE £365,000-£375,000~~~~

Pavey's have pleasure in offering for sale this THREE/FOUR BEDROOM DETACHED BUNGALOW set on a LARGE CORNER PLOT of established gardens and offered for sale with NO ONWARD CHAIN. The property is in need of modernisation and offers a large lounge with feature bay, kitchen, conservatory, master bedroom with en-suite shower room, three further bedrooms and family bathroom. The property has an established wrap around garden, detached garage and off road parking for vehicles. The property is situated a short distance from the shops, supermarkets, restaurants and pubs on the Frinton Road. An internal viewing is recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (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 |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC | 81                                             | England & Wales                                                 |
|                                             |                         | 66                                             | EU Directive 2002/91/EC                                         |

#### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front, laminate flooring, double doors to

#### ENTRANCE HALL

Coved ceiling, laminate flooring.

#### LOUNGE 19'1 x 13'1 (5.82m x 3.99m)

Double glazed bay window to front with feature window seat, two further double glazed windows to side, smooth and coved ceiling, feature fireplace with electric inset fire, oak effect flooring, radiator.

#### KITCHEN 15'11 x 9'3 (4.85m x 2.82m)

Double glazed french doors to conservatory, double glazed window to rear, coved ceiling, matching high gloss over and under counter units, quartz effect work tops, tiled splash backs, freestanding electric double oven with electric hob, extractor above, intergrated fridge freezer, stainless steel sink and drainer, plumbing and space for washing machine, built in larder cupboard, laminate flooring, radiator.

#### CONSERVATORY 16'3 x 8'2 (4.95m x 2.49m)

Double glazed construction with full height glass panels, double glazed glass roof, double glazed door to rear, laminate flooring.

#### DINING ROOM / BEDROOM FOUR 13'4 x 10'9 (4.06m x 3.28m)

Double glazed bay window to side, double glazed window to side, laminate flooring, radiator.

#### MASTER BEDROOM 12'2 x 10'9 (3.71m x 3.28m)

Double glazed window to side, coved ceiling, range of fitted bedroom furniture, laminate flooring, radiator.

#### EN-SUITE SHOWER ROOM

Double glazed window to side, low level W/C, pedestal wash hand basin, enclosed double shower cubicle, tiled walls, vinyl floor.

#### BEDROOM TWO 11' x 10'9 (3.35m x 3.28m)

Double glazed window to side, smooth and coved ceiling, built in double cupboard, vinyl floor, radiator.

#### BEDROOM THREE 8'11 x 8'6 (2.72m x 2.59m)

Double glazed window to side, coved ceiling, built in double cupboard, laminate flooring, radiator.

#### BATHROOM

Double glazed window to side, white suite comprising of low level W/C, corner panelled bath, pedestal wash hand basin, enclosed corner shower cubicle, built in airing cupboard, fully tiled walls, tanked flooring, heated towel rail.

#### OUTSIDE FRONT

Retained by a low brick wall, mostly laid to lawn, double gates to rear garden, block paved driveway providing off street parking.

#### OUTSIDE REAR

Mostly laid to lawn with established shrub borders, hard standing area, double gates to front driveway.

#### DETACHED GARAGE 20'2 x 9' (6.15m x 2.74m)

Up and over door, power and light connected, courtesy door to side.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.