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PAVEYS
ESTATE AGENTS

14, Spring Chase

Wivenhoe, CO7 9QP

Guide price £350,000 Freehold

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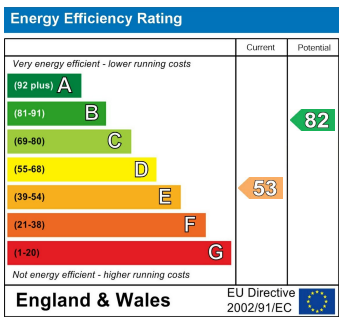
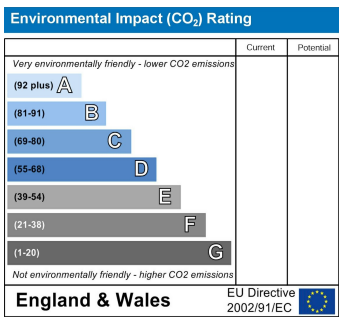
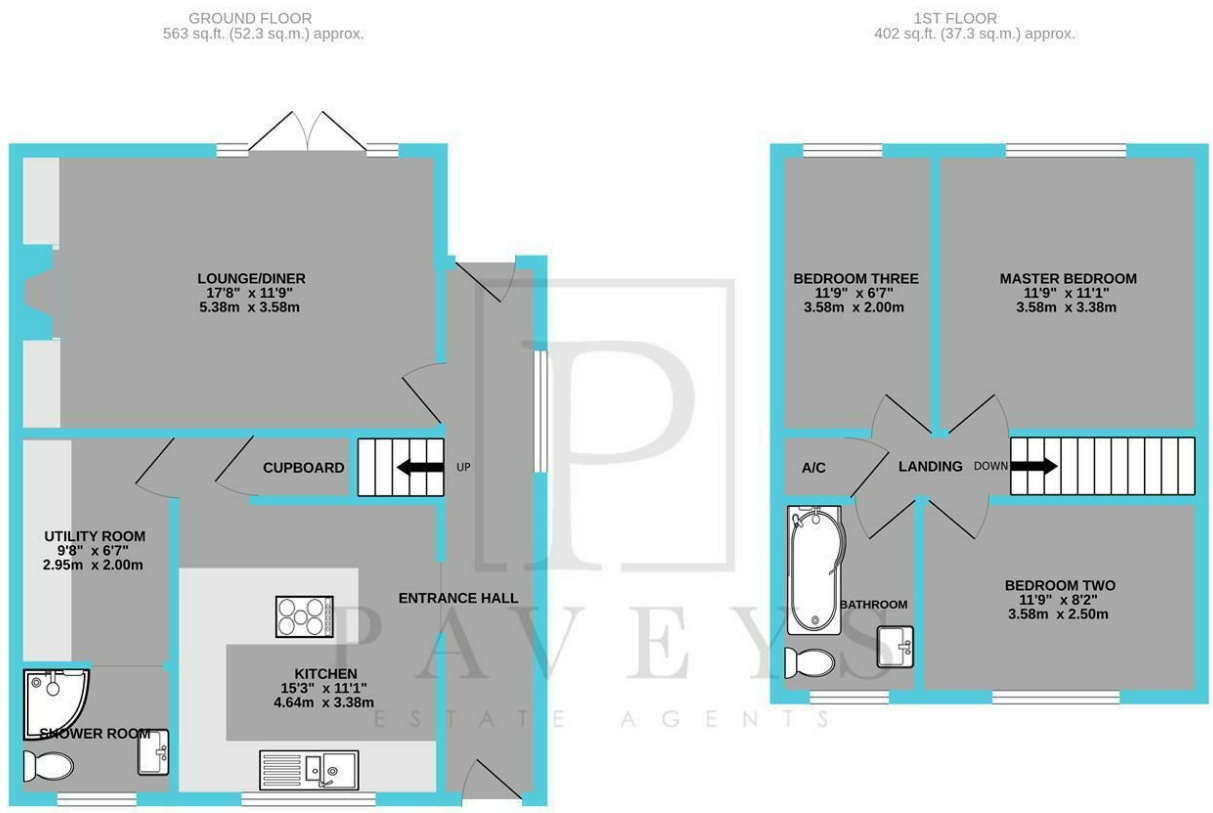
GUIDE PRICE £350,000-£360,000 Paveys Estate Agents have the pleasure in offering for sale this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE located in the sought after area of Wivenhoe. This beautifully presented property has a stylish and welcoming interior and benefits from a spacious lounge with feature media wall and double doors on to the South facing rear garden, modern fitted kitchen, utility room, ground floor shower room, two double bedrooms, a smaller third bedroom and a stylish family bathroom. It also benefits from off street parking. It is centrally positioned close to local shops and amenities, Wivenhoe Railway Station, with services to Chelmsford and Central London and Wivenhoe Woods Nature Reserve. An internal viewing is highly recommended to appreciate this property and its location. Call Paveys today to arrange your appointment to view.







TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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ENTRANCE HALL
Double glazed entrance door, double glazed door to rear, double glazed window to side, smooth ceiling with spot lights, Karndean flooring, radiator.

LOUNGE/DINER 18'8 x 11'9 (5.69m x 3.58m)
Double glazed double doors with double glazed side panels either side, smooth ceiling with spotlights, feature media wall with bespoke shelving with lighting, two recessed built in cupboards either side, space for wall mounted TV, feature fireplace with oak beam mantle, wood effect Karndean flooring, smooth ceiling, radiator.

KITCHEN 15'3 x 11'1 (4.65m x 3.38m)
Double glazed window to front, smooth ceiling with spot lights, modern high gloss units, quartz effect work tops with matching upstands, composite 1 1/2 sink and drainer, built in ceramic hob, built in Hotpoint double oven, integrated dishwasher, under stairs storage cupboard, Karndean flooring, smooth ceiling, spot lights, under counter heater.

UTILITY ROOM 9'8 x 6'7 (2.95m x 2.01m)
Smooth ceiling with spot lights, matching full height cabinets, one housing electric boiler (N/T), space and plumbing for washing machine and tumble dryer, space for fridge freezer, Karndean flooring.

SHOWER ROOM
Double glazed window to front, smooth ceiling with spot lights, modern white suite comprising of a low level W/C, vanity wash hand basin, enclosed corner shower cubicle, vinyl floor, radiator.

FIRST FLOOR LANDING
Smooth ceiling with spot lights, loft access, fitted carpet.

MASTER BEDROOM 11'9 x 11'1 (3.58m x 3.38m)
Double glazed window to rear, smooth ceiling with spot lights, fitted carpet, radiator.

BEDROOM TWO 11'9 x 8'2 (3.58m x 2.49m)
Double glazed window to front, smooth ceiling with spot lights, fitted carpet, radiator.

BEDROOM THREE 11'9 x 6'7 (3.58m x 2.01m)
Double glazed window to rear, smooth ceiling with spot lights, fitted carpet, radiator.

BATHROOM
Double glazed window to front, smooth ceiling with spot lights, modern white suite comprising of low level W/C, vanity wash hand basin, P shaped bath with shower attachment, vinyl floor, chrome heated towel rail.

OUTSIDE REAR
South facing rear garden mostly laid to lawn, large decking area with part covered outdoor canopy, gated acces to front.

OUTSIDE FRONT
Tarmac driveway providing off street parking for vehicles, outside tap.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, 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.