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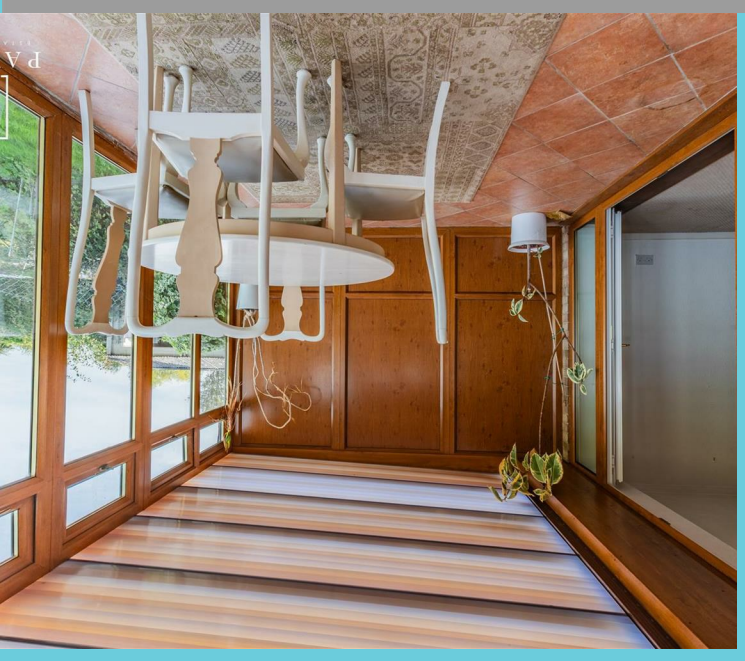
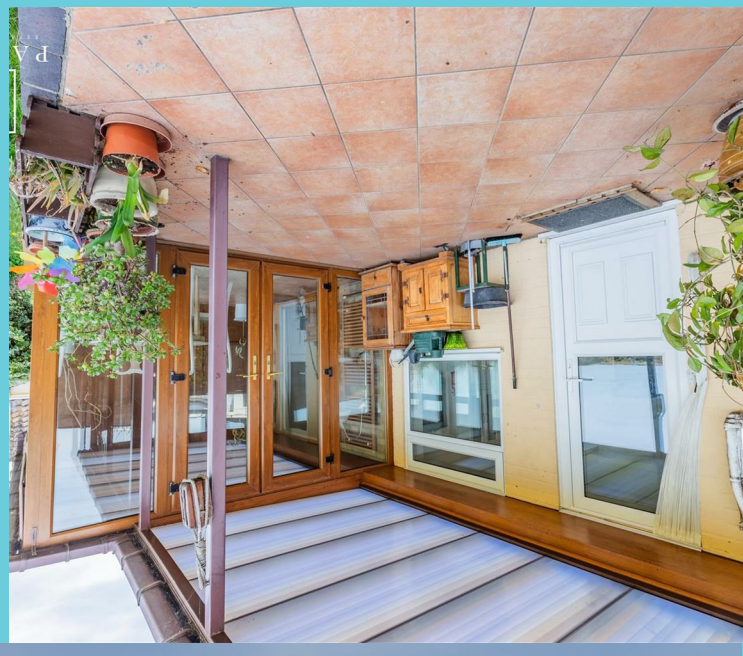
PAVEYS
ESTATE AGENTS





167, Fleetwood Avenue

Holland-On-Sea, CO15 5RE

Price £245,000 Freehold

PAVEYS
ESTATE AGENTS

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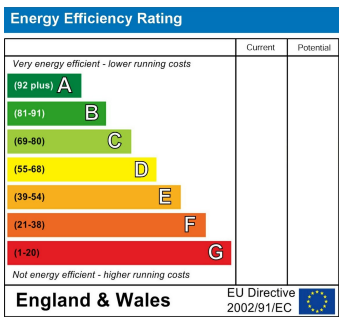
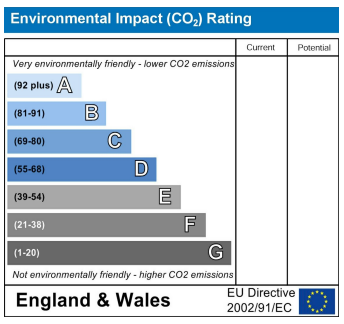
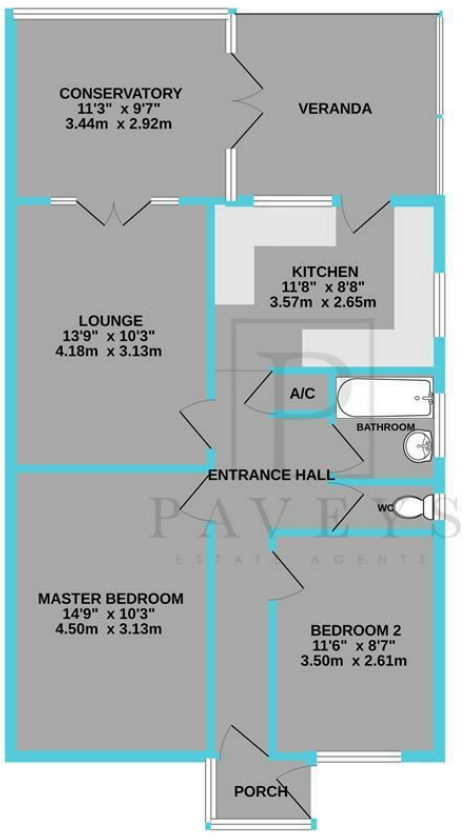
Deceptively spacious and offered with no onward chain, this charming semi-detached bungalow enjoys stunning open countryside views to the rear and is perfectly positioned close to local shops, eateries and excellent transport links. Inside, the property boasts two generous double bedrooms along with bright and versatile living accommodation. To the rear, a conservatory provides the ideal spot to relax and take in the picturesque outlook, while the large rear garden offers plenty of space for entertaining, gardening or simply enjoying the peaceful surroundings. A covered veranda further enhances the outdoor living space, making it perfect for year-round enjoyment. Externally, the property benefits from a front garden and private driveway providing convenient off-road parking. Combining spacious accommodation, a desirable location and beautiful countryside views, this delightful bungalow presents an excellent opportunity for those seeking comfortable single-storey living. Call Paveys to arrange your appointment to view! We have keys!







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PAVEYS
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PORCH
UPVC double glazed entrance door, double glazed windows to front and side aspects, tiled flooring, glazed internal door to Entrance Hall.

ENTRANCE HALL
Fitted carpet, coved ceiling, built in airing cupboard, loft access, radiator.

LOUNGE 13'9 x 10'3 (4.19m x 3.12m)
Double glazed patio doors and full height side panels to the Conservatory, fitted carpet, coved ceiling, fireplace with surround and hearth, radiator.

CONSERVATORY 11'3 x 9'7 (3.43m x 2.92m)
Double glazed double doors to the Veranda, double glazed full height panels to rear with views over the garden and surrounding countryside. tiled flooring, poly carb roof,

KITCHEN 11'8 x 8'8 (3.56m x 2.64m)
White fronted over and under counter units, matching display cabinets, work tops and upstands, inset sink and drainer with mixer tap. Space for cooker, space and plumbing for washing machine, space for fridge freezer, breakfast bar. Double glazed door to rear, double glazed windows to rear and side aspects, tiled flooring, part tiled walls, radiator.

MASTER BEDROOM 14'9 x 10'3 (4.50m x 3.12m)
Double glazed window to front, fitted carpet, feature fireplace, radiator.

BEDROOM TWO 11'6 x 8'7 (3.51m x 2.62m)
Double glazed window to front, fitted carpet, radiator.

BATHROOM
Suite comprising of pedestal wash hand basin and bath with mixer taps over. Double glazed window to side, tiled flooring, part tiled walls, chrome radiator.

CLOAKROOM
White low level WC, double glazed window to side, tiled flooring, part tiled walls.

OUTSIDE FRONT
Generous lawn area, driveway providing off road parking, gated access to rear garden.

OUTSIDE REAR
A wonderful size garden with countryside views to the rear. The majority of the garden is laid to lawn with shrubs and plants, fruit trees, timber shed, greenhouse, paved side passage to the front, second timber shed, outside tap, gated access to front.

VERANDA
A wonderful elevated, covered Veranda with tiled flooring and poly carb roof affording elevated garden and countryside views to the rear.

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 £48 (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.