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PAVEYS
ESTATE AGENTS

92, Woodlands Close

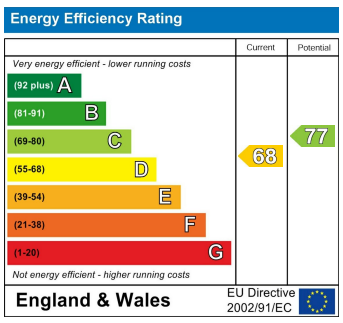
Clacton-On-Sea, CO15 4RU

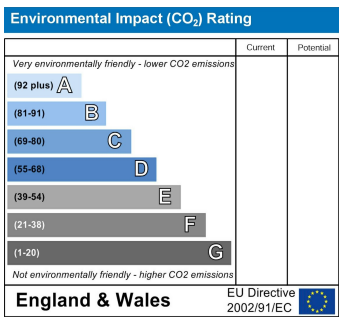
Guide price £250,000 Freehold

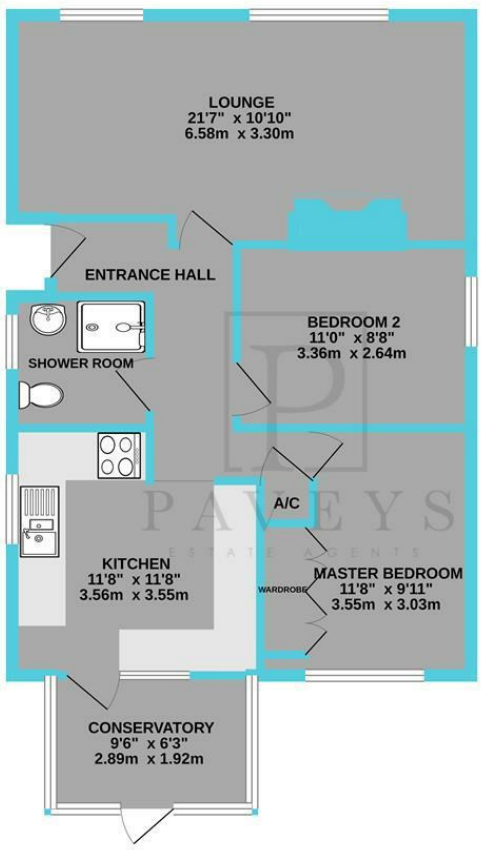
PAVEYS
ESTATE AGENTS

~~~~~GUIDE PRICE £250,000-£260,000~~~~~

A wonderful opportunity to purchase this DETACHED BUNGALOW with PRIVATE REAR GARDEN, DETACHED GARAGE located in the residential area of GREAT CLACTON and to be sold with NO ONWARD CHAIN. The property is in need of some updating and modernisation and is perfectly positioned close to the popular Clacton Shopping Village, local shops, schools and Burrsville Country Park. Key features include a good sized lounge, conservatory, kitchen, two double bedrooms and shower room. Outside there are front and rear gardens and detached garage. We have keys to view, call Paveys today.







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ENTRANCE HALL
UPVC double glazed entrance door to side aspect, fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

LOUNGE 21'7 x 10'10 (6.58m x 3.30m)
Double glazed windows to front, fitted carpet, coved ceiling, brick built fireplace with gas fire, radiators.

KITCHEN 11'8 x 11'8 (3.56m x 3.56m)
Over and under counter units, work tops, inset sink and drainer. Space for double oven, space and plumbing for dishwasher, space for under counter white goods, wall mounted boiler (not tested by Agents). Double glazed window to side, double glazed door to Conservatory, laminate flooring, coved ceiling, part tiled walls, radiator.

CONSERVATORY 9'6 x 6'3 (2.90m x 1.91m)
UPVC construction, double glazed door to rear garden, double glazed windows to rear and side aspects with views over the garden, laminate flooring, poly carb roof.

MASTER BEDROOM 11'8 x 9'11 (3.56m x 3.02m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, built in wardrobes, radiator.

BEDROOM TWO 11' x 8'8 (3.35m x 2.64m)
Double glazed window to side, fitted carpet, coved ceiling, radiator.

SHOWER ROOM
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, laminate flooring, fully tiled walls, radiator.

OUTSIDE FRONT
Lawned frontage, paved pathway, gated access to the Garage and rear garden.

OUTSIDE REAR
Good size garden, predominantly laid to lawn with retaining panel fencing, access to garage, gated side access to front.

GARAGE
Roller door to front, window to rear, courtesy door to garden.

IMPORTANT INFORMATION
Council Tax Band: C
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 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.
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