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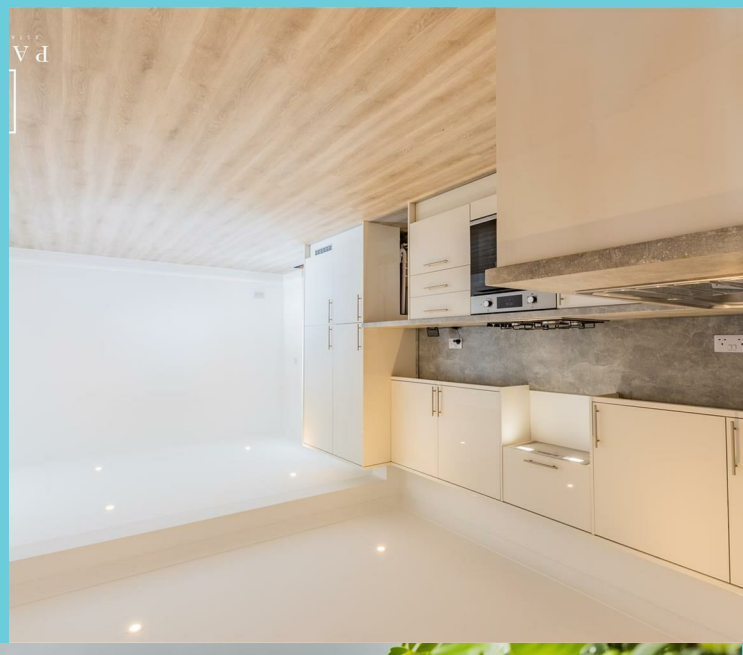
PAVEYS
ESTATE AGENTS



Ferndene, Main Road

Great Holland, CO13 0JN

Price £560,000 Freehold

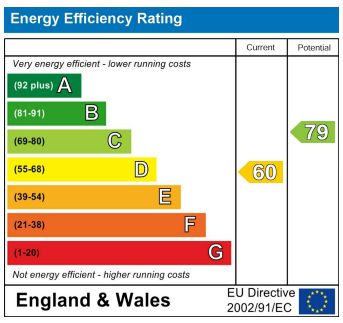
PAVEYS
ESTATE AGENTS

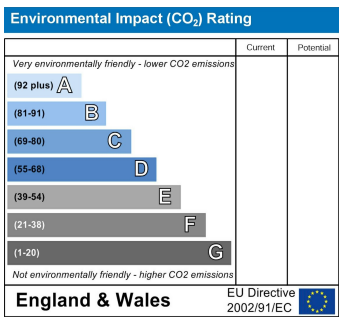
Ferndene, Main Road

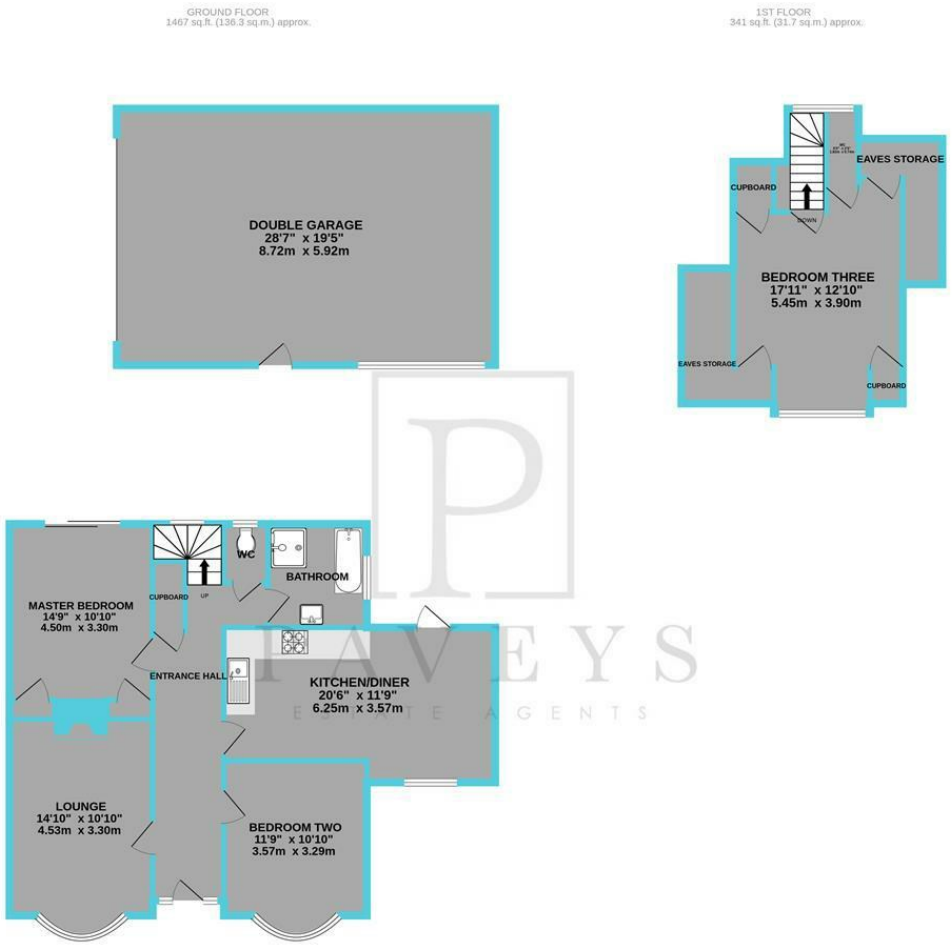
Great Holland, CO13 0JN

NO ONWARD CHAIN!!!!

Paveys have the pleasure in offering this DETACHED CHALET BUNGALOW located in the village of Great Holland with DOUBLE GARAGE, AMPLE PARKING and APPROX 120FT WEST FACING GARDEN with STUNNING FARMLAND VIEWS. The majority of the property does require some updating and modernisation although the current owners have already installed a new kitchen diner and family bathroom. Other keys features include a lounge, two ground floor double bedrooms, a first floor double bedroom and cloakroom. Great Holland is a small village nestled between the coastal towns of Frinton-on-Sea and Holland-on-Sea. There is a wonderful community pub, nature reserve and town hall. The beach and shops at Frinton-on-Sea are a short distance away. Call Paveys to arrange your appointment to view.







Ferndene, Main Road

Great Holland, CO13 0JN

ENTRANCE HALL
Double glazed entrance door to front aspect, double glazed windows to front, fitted carpet, stair flight to First Floor, picture rail, radiator.

LOUNGE 14'10 x 10'10 (4.52m x 3.30m)
Double glazed bay window to front, double glazed window to side, fitted carpet, picture rail, red brick fireplace with inset fuel burner, radiator.

KITCHEN DINER 20'6 x 11'9 (6.25m x 3.58m)
Newly fitted modern white over and under counter units, work tops and matching splash backs, inset stainless steel sink and drainer with mixer tap. Built in oven and gas hob with extractor over, integrated fridge freezer and dishwasher, space and plumbing for washing machine. Double glazed window to front, double glazed door to rear garden, laminate flooring, smooth and coved ceiling, spot lights, radiator.

MASTER BEDROOM 14'10 x 10'10 (4.52m x 3.30m)
Double glazed sliding patio doors to the rear garden, fitted carpet, two built in cupboards, radiator.

BEDROOM TWO 11'9 x 10'10 (3.58m x 3.30m)
Double glazed bay window to front, fitted carpet, picture rail, radiator.

BATHROOM
Newly fitted modern white suite comprising vanity wash hand basin, enclosed shower cubicle and bath with mixer taps. Double glazed window to side, laminate flooring, fully tiled walls, spot lights, chrome heated towel rail.

CLOAKROOM
Double glazed window to rear, low level WC, tiled floor, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to rear with far reaching countryside views.

BEDROOM THREE 17'11 x 12'10 (5.46m x 3.91m)
Double glazed window to front, fitted carpet, doors to eaves storage, door to Cloakroom, loft access, radiator.

FIRST FLOOR CLOAKROOM
Double glazed window to rear, white low level WC, tiled flooring, radiator.

OUTSIDE FRONT
Established garden, laid to lawn with established plants and shrubs, in and out driveway, ample off road parking, mature hedgerows, exterior lighting, gated access to rear garden.

OUTSIDE REAR
An impressive approx 140 ft rear garden with wonderful views over open countryside, predominately laid to lawn with retaining panel fencing, hardstanding driveway to the left which leads to the double garage positioned at the end of the garden, outside tap, gated access to front.

DETACHED DOUBLE GARAGE 28'7 x 19'5 (8.71m x 5.92m)
Positioned at the far end of the garden, twin up and over doors, pitched and tiled roof, power and light connected by Agent, courtesy door and window to side, hardstanding area to the front.

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 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.