

4, Norwood Avenue
Clacton-On-Sea, CO15 5AU

Price £349,995 Freehold

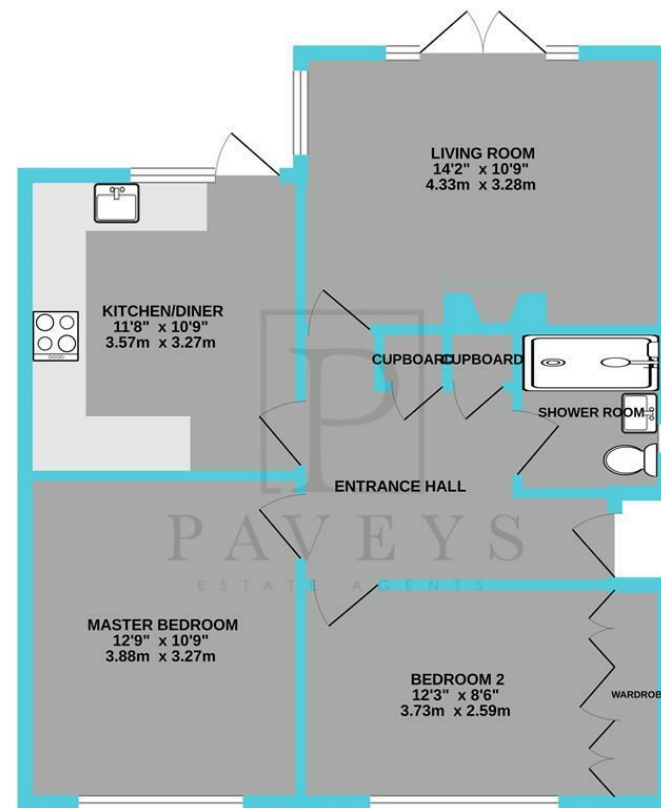


PAVEYS
ESTATE AGENTS

Positioned in the popular area of EAST CLACTON is this STUNNING SEMI DETACHED BUNGALOW with PRETTY REAR GARDEN & GRAVEL DRIVEWAY. A viewing is highly recommended in order to appreciate this property which is literally ready to move into. Each room has been finished to a high specification in order create a welcoming family home. Key features including a lounge with doors to the gorgeous garden, kitchen diner with appliances, two double bedrooms, modern shower room and fitted shutters. The pretty rear garden is a welcoming spot to enjoy the brighter evenings with a raised patio area, space for a hot tub and space for an outdoor bar. Norwood Avenue is close to local schools, shops, supermarkets and excellent transport links into Clacton Town Centre. Call Paveys to arrange your appointment to view.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
While 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.
Made with Metropix ©2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

ENTRANCE HALL

Composite entrance door, laminate flooring, smooth and coved ceiling, loft hatch, two built in storage cupboards, radiator.

LOUNGE 14'2 x 10'9 (4.32m x 3.28m)

Double glazed double doors and full height panels to rear garden, LVT flooring, smooth and coved ceiling, fireplace with inset fuel burner, surround and hearth, part panelled walls, TV point, radiator.

KITCHEN DINER 11'8 x 10'9 (3.56m x 3.28m)

Over and under counter units, solid wooden work tops, inset white ceramic sink with pull down tap. Built in eye level oven and Bosch microwave, electric hob with extractor over, integrated dishwasher, integrated fridge freezer. Double glazed window to rear, double glazed door to rear garden, laminate flooring, coved ceiling, tiled splash backs, spot lights, radiator.

MASTER BEDROOM 12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to front, fitted shutters, fitted carpet, coved ceiling, wall lights, radiator.

BEDROOM TWO 12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to front, fitted shutters, laminate flooring, coved ceiling, range of fitted wardrobes, radiator.

SHOWER ROOM

Modern suite comprising low level WC, vanity wash hand basin and tiled shower walk in shower with glass screen and rainfall shower head. Double glazed window to side, tiled flooring, fully tiled walls, towel rail.

OUTSIDE FRONT

Large gravel drive, lawn area with retaining wall, lawn area bordered by pretty flowers and shrubs, gated access to rear garden.

OUTSIDE REAR

A beautifully designed, landscaped garden, predominantly laid to shingle, large tiered patio area, space for hot tub, well stocked flower borders, laurel hedgerows, exterior lighting, large timber storage shed, outside tap, gated access to front.

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.

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.

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.