

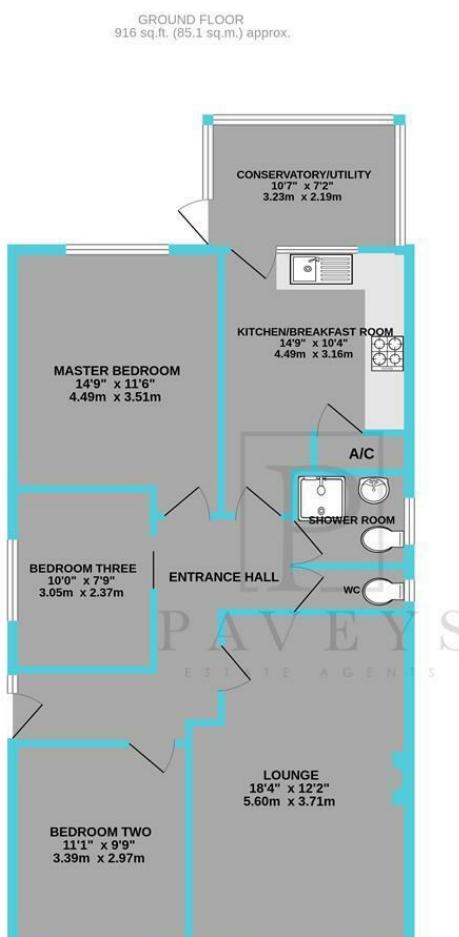
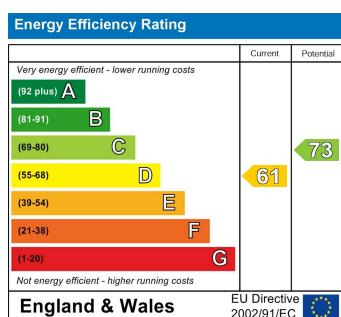
4, Orchard Drive

Great Holland, CO13 0SB

Guide price £285,000 Freehold

GUIDE PRICE~~~~~ £285,000-£295,000~~~~~

Positioned in a peaceful cul-de-sac in the popular village of GREAT HOLLAND is this SPACIOUS DETACHED BUNGALOW with DETACHED GARAGE, ENCLOSED PRIVATE REAR GARDEN and NO ONWARD CHAIN. This superb property is well maintained throughout and requires some updating with the potential to be something very special. The property benefits from three double bedrooms, lounge, kitchen breakfast room, conservatory, bathroom and separate cloakroom. Great Holland is small, semi-rural community nestled between the coastal towns of Frinton-on-Sea and Clacton-on-Sea and has a village hall, The Ship Community Pub and Great Holland Pits Nature Reserve. An early viewing is advised in order to appreciate this property and its potential. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA - 916 sq ft. (85.1 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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, coved ceiling, laminate flooring, radiator.

#### LOUNGE 18'4 x 12'2 (5.59m x 3.71m)

Double glazed window to front, coved ceiling, feature fireplace, laminate flooring, radiator.

#### KITCHEN BREAKFAST ROOM 14'9 x 10'4 (4.50m x 3.15m)

Double glazed window to rear, double glazed door to conservatory, coved ceiling, matching and over counter units, matching over and under counter units, roll edged work tops, sink and drainer, part tiled walls, gas hob and extractor above, built in double oven, built in airing cupboard housing hot water tank (N/T), tiled floor, radiator.

#### CONSERVATORY / UTILITY ROOM 10'7 x 7'2 (3.23m x 2.18m)

Double glazed contrcuation with half brick walls, poly carbonate roof, plumbing and space for washing machine and tumble dryer, tiled floor, door to rear garden.

#### MASTER BEDROOM 14'9 x 11'6 (4.50m x 3.51m)

Double glazed window to rear, coved ceiling, range of built in fitted wardrobes, fitted carpet, radiator.

#### BEDROOM TWO 11'1 x 9'9 (3.38m x 2.97m)

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

#### BEDROOM THREE 10' x 7'9 (3.05m x 2.36m)

Double glazed window to side, coved ceiling, fitted carpet, radiator.

#### SHOWER ROOM

Double glazed window to side, white suite comprising of low level W/C, enclosed double shower cubicle, vanity wash hand basin, fully tiled walls, chrome heated towel rail, laminate flooring.

#### CLOAKROOM

Double glazed window to side, fully tiled walls, low level W/C, laminate flooring.

#### OUTSIDE FRONT

Hard standing are for off street parking leading to detached garage, paved area, shrub borders, gated access to rear.

#### DETACHED GARAGE

Brick built construction, up and over door, double glazed window and door to rear, power and light connected.

#### OUTSIDE REAR

Mostly laid to lawn, patio areas, rasied flower shrub borders, 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.

#### 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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

#### 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.