PAVEYS
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5, The Green

Tendring, CO16 0BT

Price £295,000 Freehold









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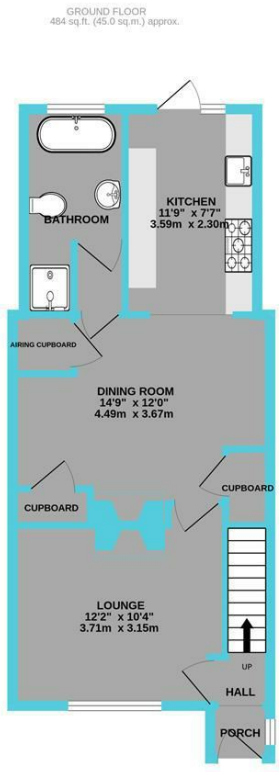
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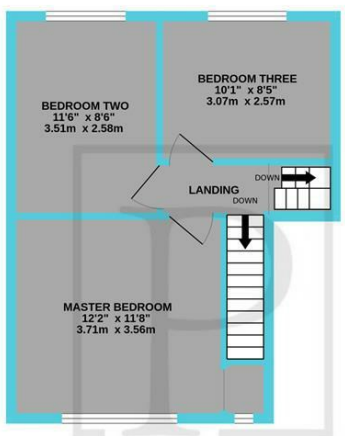
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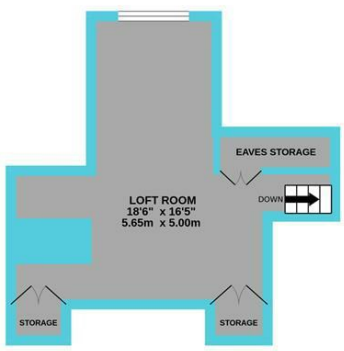
No Onward Chain | Village Location | Excellent Potential

Situated in the sought-after village of Tendring and surrounded by open countryside, this older-style mid-terraced cottage offers a fantastic opportunity for buyers seeking a property to modernise and create their own home. Available with no onward chain, the accommodation includes two reception rooms, three double bedrooms and a substantial 18'6" x 16'5" loft room, offering versatile additional space. Externally, the property benefits from an impressive approximate 100ft rear garden, providing excellent potential for keen gardeners and families alike. Conveniently located close to Tendring Primary School and the popular Bicycle Restaurant, the property combines village living with easy access to local amenities and beautiful rural surroundings. An ideal project with enormous potential, early viewing is recommended. We have keys. Call Paveys to arrange your appointment to view.





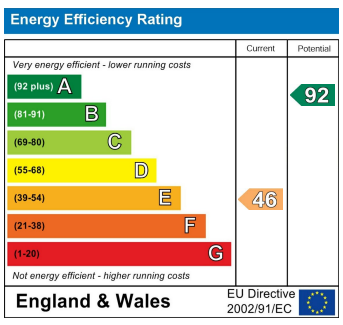


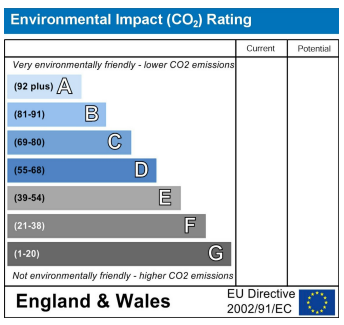


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TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

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 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.
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PORCH
UPVC double glazed entrance door to front aspect leading to a small hall with stair flight to First Floor.

LOUNGE 12'2 x 10'4 (3.71m x 3.15m)
Double glazed window to front with open countryside views, exposed floor boards, feature fireplace, ceiling, beams, door to Dining Room, radiator.

DINING ROOM 14'9 x 12' (4.50m x 3.66m)
Wood effect flooring, open aspect to Kitchen, two built in airing cupboards, airing cupboard, ceiling beams, fireplace, door to Bathroom, opening to Kitchen, radiator.

KITCHEN 11'9 x 7'7 (3.58m x 2.31m)
Fitted base and drawer units with work tops over, inset ceramic butler sink, space for range style oven, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine. Glazed stable door to rear garden, double glazed window to rear, quarry tiled flooring, ceiling lantern, tiled splash backs.

BATHROOM
White suite comprising of low level WC, pedestal wash hand basin and freestanding bath. Double glazed window to rear, laminate flooring, shaver point, extractor fan, heated towel rail.

FIRST FLOOR

MASTER BEDROOM 12'2 x 11'8 (3.71m x 3.56m)
Double glazed windows to front with far reach countryside views, exposed floor boards, cladded ceiling, open access with stair flight to the Loft Room, radiator.

BEDROOM TWO 11'6 x 8'6 (3.51m x 2.59m)
Double glazed window to rear with views over the garden and the surround countryside, exposed floor boards, cladded ceiling, radiator.

BEDROOM THREE 10'1 x 8'5 (3.07m x 2.57m)
Double glazed window to rear with views over the garden and the surround countryside, exposed floor boards, cladded ceiling, radiator.

LOFT ROOM 18'6 x 16'5 (5.64m x 5.00m)
A spacious, versatile loft room with double glazed window to rear with countryside views, exposed boarded flooring, access to eaves storage, radiator.

OUTSIDE FRONT
Established cottage garden with retaining picket fencing, lawn area bordered by flowers and shrubs. Communal side access with gated access to rear garden.

OUTSIDE REAR
An approximate 100ft garden with paved patio area, generous lawn area, retaining hedgerows and fencing, timber shed.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
The property is connected to electric, mains water, cess pit sewerage, air source heat pump, solar panels.

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.

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