



4, Melrose Gardens

Holland-on-Sea, CO15 5BQ

Offers in excess of £350,000 Freehold

Paveys have the pleasure in offering for sale this IMMACULATE DETACHED BUNGALOW with NO ONWARD CHAIN positioned in the popular coastal town of Holland on Sea. The property is situated in a quiet tree lined road on the "sea side" of Holland and a short distance from the shops, supermarkets, restaurants and pubs on the Frinton Road. Holland's pretty seafront and gorgeous beach is a short distance away. The property is in excellent order with two reception rooms, conservatory, two double bedrooms with attractive fitted bedroom furniture, kitchen with high end appliances and fully fitted shower room. Outside is an integral garage, block paved frontage for off road parking and a paved private rear garden. Call Paveys to arrange your appointment to view! WE HAVE KEYS!!!!

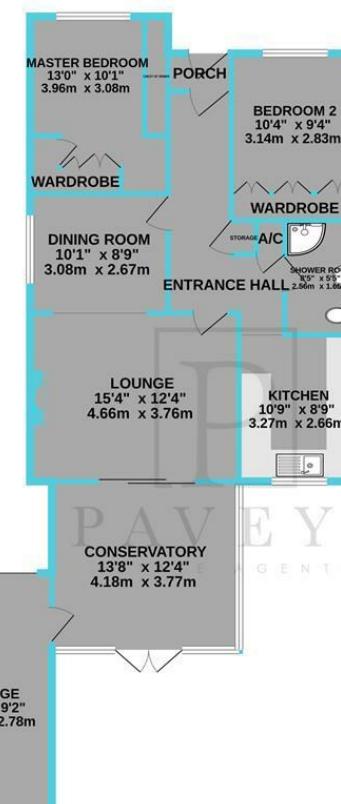


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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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### PORCH

UPVC double glazed entrance door to front aspect, double glazed door to Entrance Hall.

### ENTRANCE HALL

Fitted carpet, built in airing cupboard, built in storage cupboard, radiator.

### LOUNGE 15'4 x 12'4 (4.67m x 3.76m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, ornate fireplace with surround and hearth, wall lights, TV point to Dining Area, radiator.

### DINING ROOM 10'1 x 8'9 (3.07m x 2.67m)

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

### CONSERVATORY 13'8 x 12'4 (4.17m x 3.76m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, pitched poly carb roof, door to integral Garage, wall lights, radiator.

### KITCHEN 10'9 x 8'9 (3.28m x 2.67m)

Attractive range of over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level Bosch double oven, Bosch gas hob with extractor over, integrated fridge freezer. Double glazed window to rear with views over the garden, tiled flooring, part tiled walls, coved ceiling, spot lights.

### MASTER BEDROOM 13' x 10'1 (3.96m x 3.07m)

Double glazed window to front, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes, open shelving, dressing table and drawer units, coved ceiling, radiator.

### BEDROOM TWO 10'4 x 9'4 (3.15m x 2.84m)

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

### SHOWER ROOM 8'5 x 5'5 (2.57m x 1.65m)

White suite comprising low level WC, vanity wash hand basin and corner shower cubicle, concealed system with fitted drawers and cupboards with counter top over. Two double glazed windows to side, tiled flooring, fully tiled walls, coved ceiling, spot lights, radiator.

### OUTSIDE FRONT

Block paved frontage and side access providing ample off road parking, low retaining wall, exterior lighting, gated access to rear.

### OUTSIDE REAR

A private and un overlooked garden with retaining panel fencing, fully paved for low maintenance, shrub and plant borders, exterior lighting, timber shed, gated access to front.

### INTEGRAL GARAGE 19'7 x 9'2 (5.97m x 2.79m)

Up and over door, pitched and tiled roof, window to rear, power and light connected (not tested by Agent), courtesy door to Conservatory.

### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 us 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.