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PAVEYS
ESTATE AGENTS

6, Grendel Way

Holland on Sea, CO15 5TN

Price £215,000 Freehold

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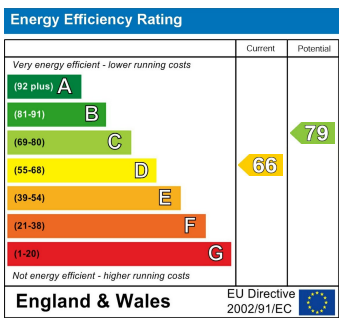
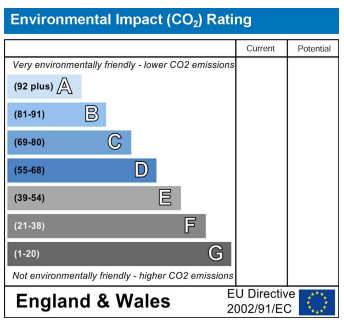
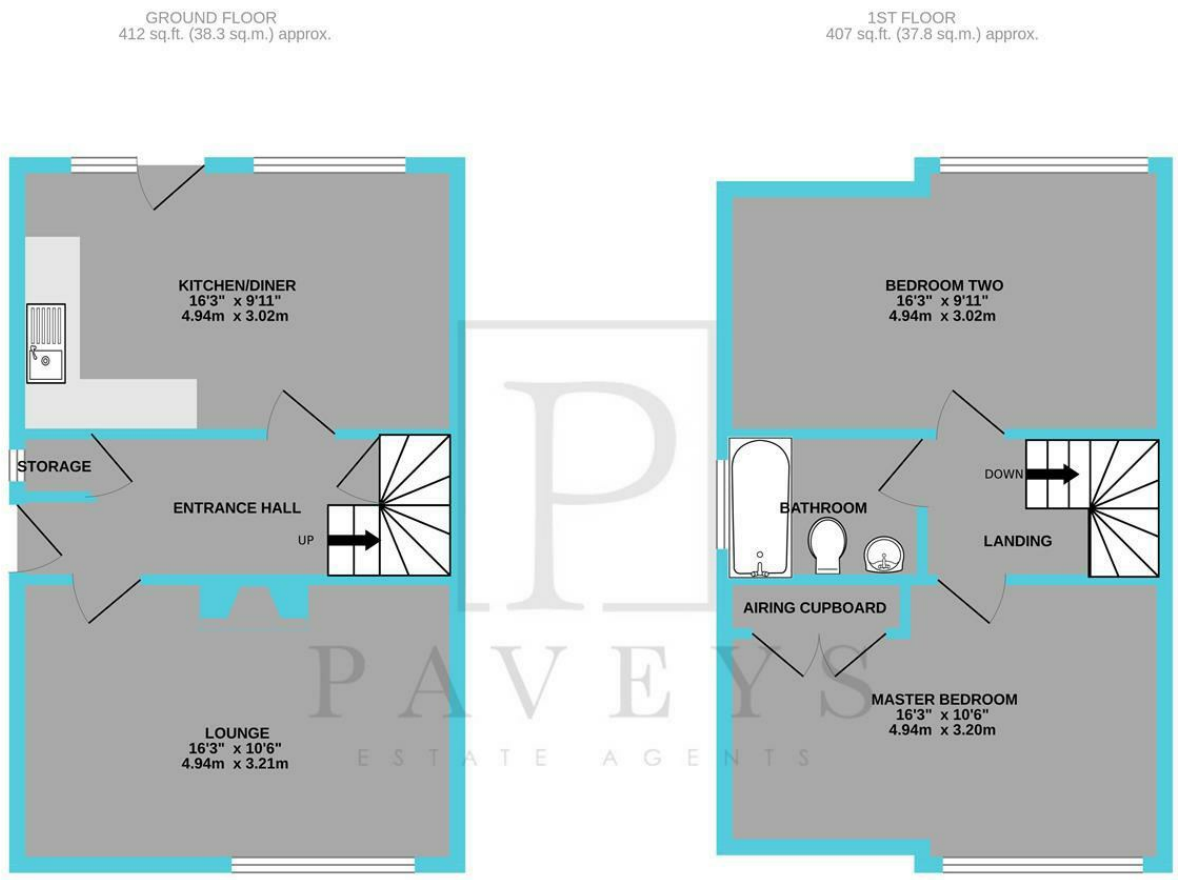
NO ONWARD CHAIN, This SEMI DETACHED HOUSE with SOUTH WESTERLY FACING GARDEN is positioned in the popular coastal town of Holland on Sea and is to be sold with NO ONWARD CHAIN. The property is in need of some modernisation and TLC which offers the purchaser an opportunity to put their own stamp on things. Key features include a lounge, bright and sunny kitchen diner, two double bedrooms, bathroom, off street parking to the front. The property is situated in a quiet cul-de sac position and enjoys wonderful views over HOLLAND HAVEN. Holland's pretty seafront and gorgeous beach is a short distance away. Call Paveys to arrange your appointment to view! WE HAVE KEYS!!!!!







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ENTRANCE HALL
Double glazed entrance door, storage cupboard with double glazed window to side, under stairs cupboard, laminate flooring, stair flight to first floor, radiator.

LOUNGE 16'3 x 10'6 (4.95m x 3.20m)
Double glazed window to front, feature gas effect fireplace (N/T), coved ceiling, radiator.

KITCHEN/DINER 16'3 x 9'11 (4.95m x 3.02m)
Two double glazed windows to rear, double glazed door to rear, matching over and under counter units, stainless steel sink and drainer, space foor cooker, space and plumbing for washing machine, wall mounted 'Worcester boiler' (N/T), part tiled walls, vinyl floor, laminate flooring, radiator.

FIRST FLOOR LANDING
Loft access, doors to

MASTER BEDROOM 16'3 x 10'6 (4.95m x 3.20m)
Double glazed window to front with farmland views, built in double cupboard, radiator.

BEDROOM TWO 16'3 x 9'11 (4.95m x 3.02m)
Double glazed window to rear, radiator.

BATHROOM
Double glazed window to side, white suite comprising of a low level W/C, pedestal wash hand basin, paneled bath with shower over, part tiled walls, vinyl flooring, radiator.

OUTSIDE REAR
West facing rear garden mostly laid to lawn, paved patio area, established shrubbery, shed to remain, gated access to front.

OUTSIDE FRONT
Mostly laid to lawn, off street parking.

IMPORTANT INFORMATION
Council Tax Band: B
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.