



2, Kents Avenue
Holland-On-Sea, CO15 5XG

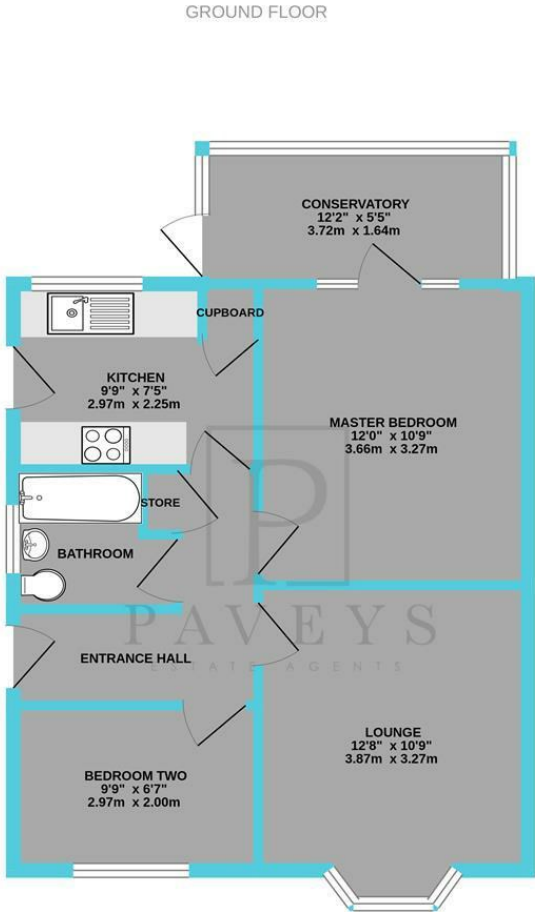
Price £285,000 Freehold

NO ONWARD CHAIN

An older style DETACHED BUNGALOW located in a quiet residential road in the popular coastal town of Holland-on-Sea positioned within easy reach of local shops, restaurants and within easy access to the beautiful beach. Key features include a lounge, kitchen, two double bedrooms, bathroom, GCH, double glazing, front garden and good size rear garden. Holland-on-Sea is a small town located between Clacton-on-Sea and Frinton-on-Sea. The town has several independent shops, a primary school, a village hall plus several guest houses and public houses. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs		88	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(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



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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ENTRANCE HALL

UPVC double glazed entrance door to side, fitted carpet, built in cupboard, loft access, radiator,

LOUNGE 12'11 x 10'11 (3.94m x 3.33m)

Double glazed bay window to front, fitted carpet, TV point, radiator.

KITCHEN 9'10 x 7' (3.00m x 2.13m)

White fronted over and under counter units, straight edge work tops, inset stainless steel sink and drainer with mixer taps. Built in electric oven, electric hob with extractor over, space and plumbing for washing machine, integrated fridge freezer. Double glazed window to rear with views over the garden, UPVC double glazed door to side, vinyl flooring, part tiled walls, radiator.

BEDROOM ONE 11'2 x 10'11 (3.40m x 3.33m)

Double glazed door and windows to rear overlooking the garden, fitted carpet, radiator.

LEAN TO

UPVC double glazed windows to rear, double glazed door to side.

BEDROOM TWO 9'10 x 7'1 (3.00m x 2.16m)

Double glazed window to front, fitted carpet, radiator.

BATHROOM 6'6 x 5' (1.98m x 1.52m)

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Raised frontage, laid to lawn with pathway to entrance door, retaining panel fencing, shrub and plant borders, exterior light, gated access to rear.

OUTSIDE REAR

A good size garden retained by panel fencing, lawn area bordered by mature hedgerows and panel fencing, timber shed, gated access to rear.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.