



Windermere Road Holland-On-Sea, CO15 5BT

This deceptively spacious TWO BEDROOM SEMI-DETACHED BUNGALOW is located in the sought after Holland-on-Sea area. Local shopping amenities are situated around three hundred and fifty metres away with Hollands recently regenerated beaches and seafront just over half a mile away. An early internal inspection is highly recommended to appreciate the accommodation and decor on offer.

- Two Bedrooms
- 10'10 Fitted Kitchen
- 19'4 x 11'8 Conservatory
- 12'10 x 10'11 Lounge
- Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D



Price £235,000 Freehold

COVID-19 VIEWING ADVICE

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise. Viewings may only be attended by a maximum of 2 Adults aged 18 or over. No Children may currently attend at this time. Attending viewers must be strictly from the same household. You will need to use your own transportation as Sheen's staff can no longer offer a lift service. Please wear a face mask or face covering (home made acceptable). Mask are advised to protect one another so our agents/vendors will also be wearing one to protect you also. Please bring your own hand sanitiser which we ask you to use before and after the viewing. Do not touch any surfaces, door handles or light switches in the property. If you would like something opened then please request this to be done by the seller/agent. Maintain at least 2 metres between yourselves and the agent/vendor. We will aim to have the viewing complete within 15-20 minutes so if there are any questions you have which could be asked after the internal viewing, please try and do so.

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Tiled flooring. Radiator. Loft access. Built in storage cupboard. Doors to:

BEDROOM ONE

13'1 max x 11'11 max

Radiator. Double glazed bay window to front.



BEDROOM TWO

10'1 x 8'

Radiator. Double glazed window to side.



SHOWER ROOM

Fitted with a modern white suite comprising walk in double shower cubicle. Pedestal hand wash basin. Low level WC. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to side.



LOUNGE

12'10 x 10'11

Radiator. Double glazed double doors with side picture windows to conservatory. Folding door to:



KITCHEN

10'10 x 8'5

Fitted with a range of white gloss laminate fronted units comprising of laminated rolled edge work surfaces with cupboards, drawers and storage space below. Range of matching wall mounted cabinets. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with stainless steel and part glazed extractor hood above. Inset double electric oven below (all appliances not tested). Concealed wall mounted gas combination boiler (not tested). Space and plumbing for washing machine, dish washer and tumble dryer. Tall fridge freezer space. Radiator. Tiled splash backs. Tiled flooring. Sunken spotlights. Double glazed window to side. Double glazed double doors leading to conservatory.



CONSERVATORY

19'4 x 11'8

Part brick built with double glazed windows to side and rear. Vaulted glazed ceiling. Decorative tiled ceramic floor with under floor heating. Double glazed double doors to rear garden.



OUTSIDE - FRONT

Hard standing area providing off street parking leading to integral garage with double opening door. Mainly laid to lawn with shrub boarder. Metal gate with side pedestrian access to outside rear garden.



OUTSIDE - REAR

Mainly laid to lawn with hard standing patio areas. Enclosed by panel fencing. Approximately 15' depth.



JE 0720

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

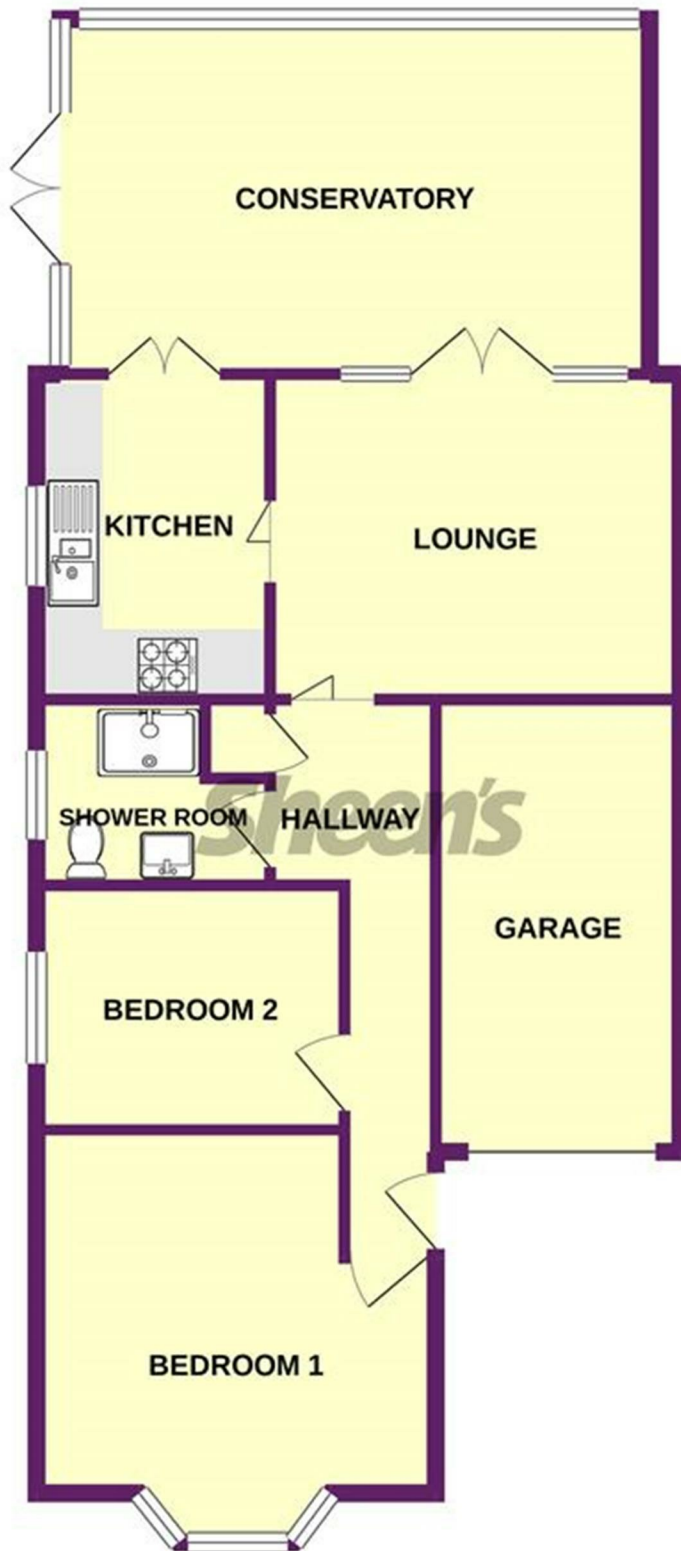
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



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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