110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Chelmsford Road
Holland-on-Sea, CO15 5DJ

Situated in the highly sought-after coastal area of Holland-on-Sea, this beautifully presented TWO BEDROOM SEMI-DETACHED BUNGALOW offers spacious and well-maintained accommodation throughout. Conveniently located within a quarter of a mile of local shopping amenities, the property is also just half a mile from Holland-on-Sea's regenerated beaches and seafront, providing easy access to the area's popular coastal attractions. The town centre of Clacton-on-Sea and its mainline railway station are approximately two miles away. The bungalow benefits from generous living space, attractive décor, and beautifully landscaped rear gardens, making it an ideal home for a range of buyers. Early internal viewing is highly recommended to fully appreciate the quality, presentation, and accommodation on offer.

- Two Bedrooms
- 12'7 x 10' Lounge
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- D/Glazed Conservatory
- Solar Panels (Owned Outright)
- Landscaped Rear Garden
- Off Street Parking
- Viewing Advised
- EPC Rating D & Council Tax B

Price £285,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Tiled flooring. Radiator. Loft access with loft ladder (partially boarded). open access to kitchen. Doors to:

BEDROOM ONE

14'1 max into bay x 11'11 into wardrobes

Fitted wardrobe and drawer units with matching window seat box. Square doubled glazed bay window to front with fitted shutter blinds. Feature leaded light and stained glass arched window to side. Tall designer radiator.

ALTERNATE VIEW OF BEDROOM ONE

BEDROOM TWO

10'0 x 8'4

Radiator. Doubled glazed window to front with fitted shutter blind.

SHOWER ROOM

7'0 x 5'2

Fitted with a modern three piece white suite comprises: Corner shower cubical. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Tiled splash backs. Wood effect flooring. Built in cupboard housing gas combination boiler (not tested). Double glazed window to side.

LOUNGE

12'7 x 10'0

Tall designer radiator. Multi panel glazed art deco effect style double wooden doors to Conservatory.

KITCHEN

10'3 x 9'9

Fitted with a range of antique white panel fronted units. Light wood panel effect work surfaces with cupboards and drawers below. Inset single drainer. White ceramic sink unit with mixer tap. Range cooker space with decorative tiled recess. American style fridge freezer space. Space and plumbing for washing machine. Tiled flooring. Double glazed window to side. Open access to conservatory.

CONSERVATORY

13'4 x 6'1

Part brick built conservatory with Poly-carbonate roof. Double glazed window to rear and side. Wood effect flooring. Double glazed door to rear garden.

OUTSIDE-FRONT

Part enclosed by small brick wall. Mainly hard standing providing off street parking for numerous vehicles. Gate gives side pedestrian access to:

OUTSIDE-REAR

Approximately 54' landscaped rear garden. Lawned area with decorative paved patio areas and pathways. Additional decked patio areas to the rear. Array of flower and shrub boarders. Enclosed by panel fencing. Timber storage shed currently being used as an office space with power and light connected.

ALTERNATE VIEW OF GARDEN

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

JE 06/26 -

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

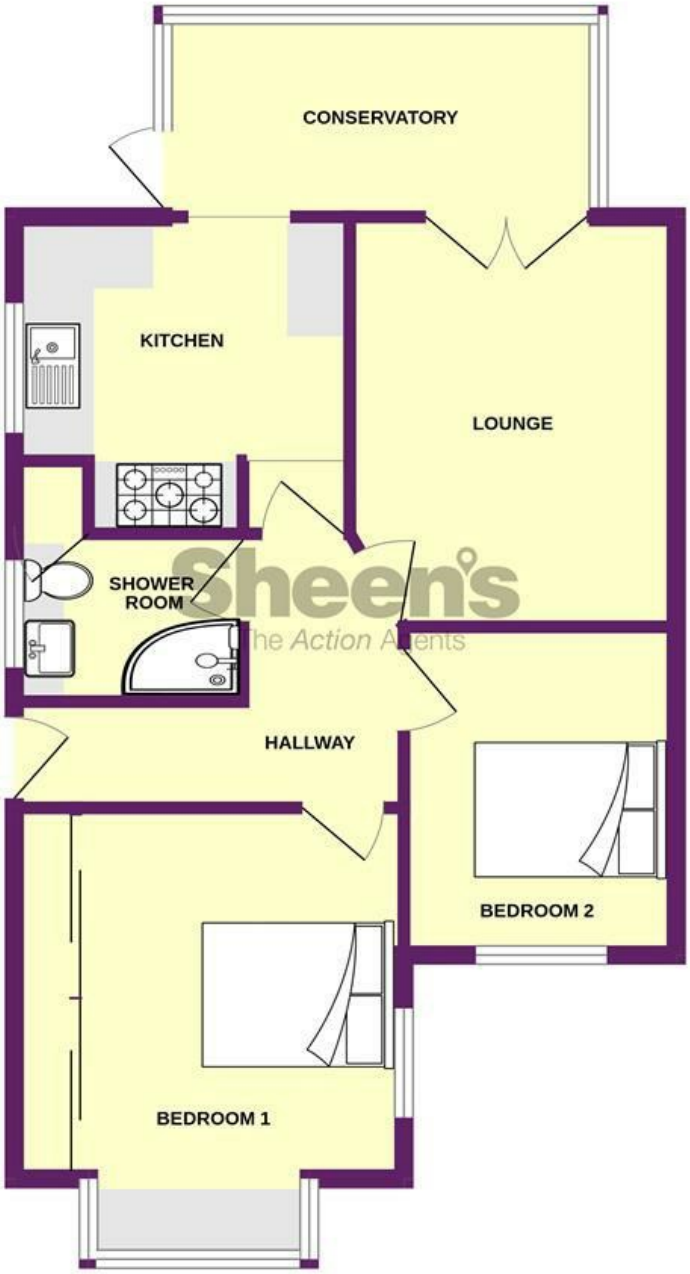
Particular Disclaimer -

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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Selling properties... not promises

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