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Sheen's
The Action Agents



Chelmsford Road Holland-on-Sea, CO15 5DJ

This immaculately presented TWO BEDROOM SEMI-DETACHED BUNGALOW is located in the sought after coastal area of Holland-on-Sea. Local shopping amenities are positioned within quarter of a mile with Holland's regenerated beaches and sea front around half a mile away. Clacton's town centre and mainline railway station are within two miles. The property benefits from spacious accommodation throughout and an early internal inspection is strongly advised to appreciate the accommodation, decor and landscaped rear gardens on offer.

- Two Bedrooms
- En-Suite Shower Room
- Modern Three Piece Bathroom
- 12'7 x 10' Lounge
- 18'9 D/Glazed Conservatory
- 10'3 Modern Fitted Kitchen
- Gas Central Heating (n/t)
- Off Street Parking
- 48' Landscaped Rear Garden
- EPC D & Council Tax C



Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Further multi panel glazed entrance door to entrance hallway.



ENTRANCE HALLWAY

Engineered wood flooring. Radiator. Loft access with loft ladder.
Solid wooden doors to:



BEDROOM ONE

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

Tall designer radiator. Built in part wood effect panel and part mirror fronted sliding wardrobes. Double glazed square bay window to front. Feature Leaded light and stained glass arched window to side. Door to en-suite.



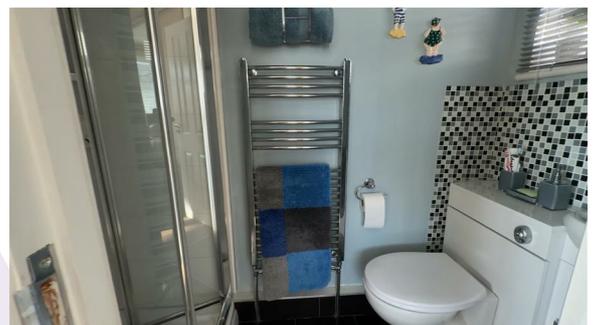
ALTERNATE VIEW OF BEDROOM ONE



EN-SUITE SHOWER ROOM

7' x 3'2

Fitted with a modern three piece White suite comprising shower cubicle with wall mounted shower. Concealed cistern low level W.C. Vanity wash hand basin with cupboard below. Chrome effect heated towel rail. Under floor heating. Tiled splashbacks. Tiled flooring. Double glazed window to side.



BEDROOM TWO

10' x 8'4

Radiator. Built in wardrobes with cupboards over bed space. Double glazed window to front.



BATHROOM

7' x 5'2

Fitted with a modern three piece White suite comprising panelled bath with mixer tap and shower attachment with folding shower screen. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Black matte heated towel rail. Tiled splashbacks. Tiled flooring. Under floor heating. Double glazed window to side.



KITCHEN

10'3 x 9'9

Fitted with a modern kitchen. Comprises Grey gloss fronted units with granite effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Black composite one and a half bowl single drainer sink unit with mixer tap. Inset four ring electric ceramic hob with black glass splashback and stainless steel extractor hood above. Inset high level electric oven. (All appliances not tested). Space and plumbing for washing machine and dishwasher. Tall fridge freezer space. Tiled splashbacks. Tiled flooring. Under floor heating. Matching moveable square island with inset cabinet and drawer. Double glazed window to side. Open access to conservatory.



ALTERNATE VIEW OF KITCHEN



LOUNGE

12'7 x 10'

Ornamental fire place with inset electric fire (not tested).
Engineered wood flooring. Radiator. Open access to:



CONSERVATORY

18'9 max x 10'10 max

Part brick built Edwardian style conservatory with vaulted glazed roof. Double glazed windows to sides and rear overlooking garden. Double glazed double doors opening onto rear garden. Radiator. Engineered wood flooring.



OUTSIDE - FRONT

Landscaped front garden which is mainly laid to lawn with array of well stocked borders. Part enclosed by a small brick wall. Hard standing area providing off street parking. Gate giving side pedestrian access to outside rear.



OUTSIDE - REAR

Approx 48' landscaped rear garden which is mainly laid to lawn with an array of flower and shrub borders. Paved and decked patio areas. Shingled pathway leading to timber storage shed and greenhouse with vegetable patch. Raised feature fish pond. Enclosed by panelled fencing.



ALTERNATE VIEW OF GARDEN



STORAGE SHED & GREENHOUSE



FEATURE RAISED FISH POND



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 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 0326

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.

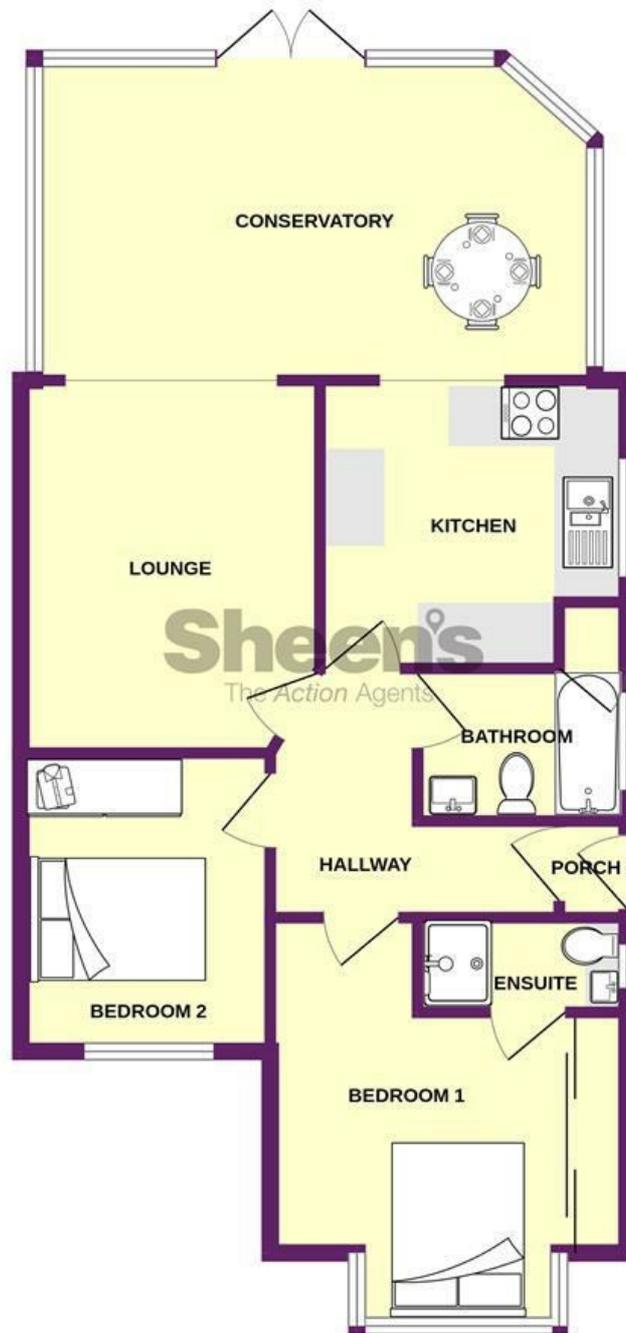
Particular Disclaimer

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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.



GROUND FLOOR



Selling properties... not promises

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