



## Briarwood Avenue Holland-on-Sea, CO15 5QX

This beautifully presented EXTENDED FOUR BEDROOM DETACHED BUNGALOW is positioned in a tree lined road located in the popular Holland-on-Sea area. Holland-on-Sea's Rejuvenated beaches and seafront are located within half a mile with Clacton-on-Sea's town centre and main railway station approximately two miles away. A viewing is highly recommended to appreciate the size and décor on offer.

- Four Bedrooms
- 21' Max Kitchen/ Diner
- 13'5 Lounge
- Modern Bathroom Suite
- Double Glazed Windows
- Gas Central Heated
- Front And Rear Gardens
- Off Street Parking
- Council Tax Band D
- EPC Rating D



**Price £400,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to:

### ENTRANCE HALLWAY

Engineered Oak flooring. Radiator. Loft access. Doors to:



### BEDROOM ONE

15'1 x 10'

Double glazed window to front. Designer radiator. Panelled molding feature wall.



### BEDROOM TWO

11' x 8'4

Double glazed window to side. Designer radiator.





## BATHROOM

Modern white suite comprising of a low level W.C. Vanity hand wash basin with cupboards and drawers under. P shaped panelled bath with shower over and integrated wall shower controls. Fully tiled walls. Two double glazed windows to side. Heated towel rail.



## BEDROOM FOUR

8'9 x 8'1

Double glazed window to side. Designer radiator. Half panelled feature wall.



## BEDROOM THREE

9'5 x 9'4

Double glazed window to side. Designer radiator. Storage cupboard housing wall mounted gas boiler (not tested).



## LOUNGE

13'5 x 11'1

Designer radiator. Oak effect flooring. Open access to:



## KITCHEN DINER

21'5 max x 15'9 max

Comprises of square edge oak work surfaces with inset ceramic butler sink. Plumbing and space for range oven. Integrated fridge freezer, washing machine, tumble dryer and dishwasher. Selection of matching high gloss shaker style units at eye and floor level. Tiled splashbacks Under unit lighting. Two radiators. Engineered Oak flooring. Double glazed window and patio doors to rear. Double glazed door leading to side.



## OUTSIDE REAR

Approximately 40' rear garden commencing with a raised decking area with integrated lighting. Shingled area with the remainder being laid to lawn. Sleeper flower & shrub beds. Enclosed by panelled fencing. Outside power sockets and tap. Side pedestrian access to front via both sides.



## OUTSIDE FRONT

Being mainly laid to lawn. Resin path leading to front door. Resin driveway providing off street parking for numerous vehicles. EV charging point.



## Material Information (Freehold Property)

Tenure: Freehold

Council: Tendring District Council; Council Tax Band D; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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### 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.

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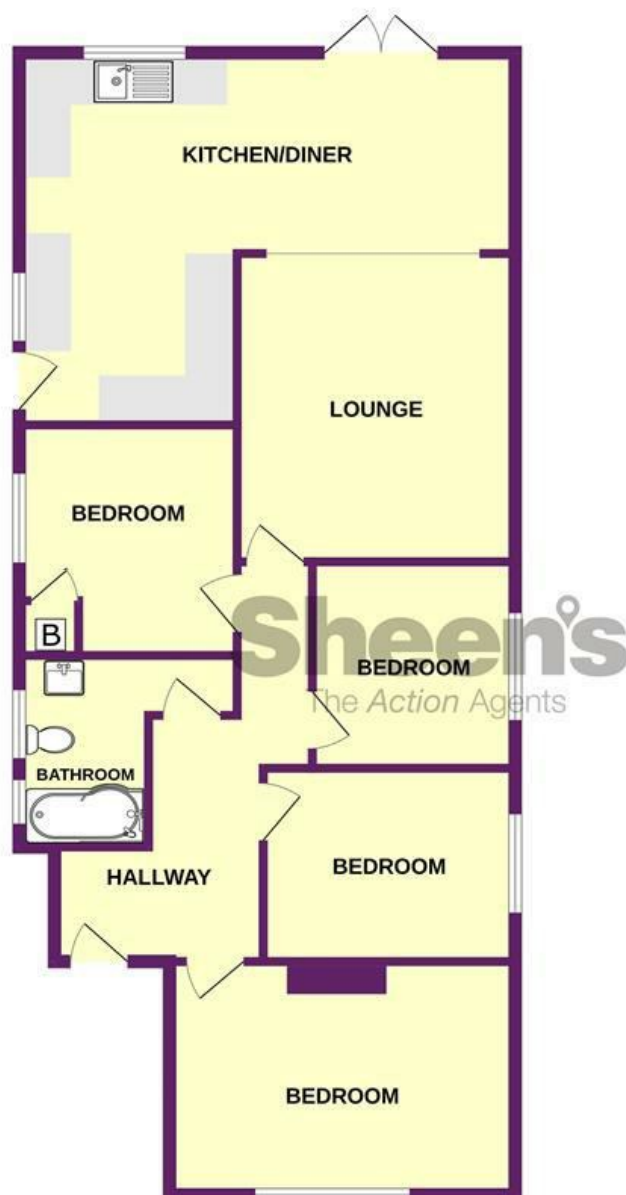
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## GROUND FLOOR



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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