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

Fleetwood Avenue
Holland-on-Sea, CO15 5SD

Offered with NO ONWARD CHAIN in the popular Holland-on-Sea Area is this TWO DOUBLE BEDROOM DETACHED BUNGALOW The property is positioned just over half a mile from Holland sea front and within two and a quarter miles of Clacton's mainline railway station and town centre. A viewing is highly recommended to appreciate the approx. 90' rear garden, decor and accommodation on offer.

- Two Double Bedrooms
- 16'8 x 11'4 Lounge
- 10'7 x 7'1 Kitchen
- 20'4 x 8'11 Conservatory
- Gas Central Heating (n/t)
- Modern Shower Room
- Detached Garage & Off Road Parking
- Approx 90' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax C

Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Wood effect flooring. Dado rail. Radiator. Loft access. Built in cupboard. Open access to Kitchen and Doors to:

BEDROOM ONE

11'10 x 11'2

Radiator. Window to conservatory.

BEDROOM TWO

11'2 x 9'11

Radiator. Double glazed window to front.

SHOWER ROOM

Fitted with a modern three piece white suite, Comprises low level W.C. Vanity hand wash basin with mixer tap and storage drawers below. Corner shower cubical with wall mounted shower attachment. Fully tiled walls. Wood effect flooring. Chrome effect heated towel rail. Double glazed window to side.

KITCHEN

10'7 x 7'1

Fitted with a range of white panel fronted units. Comprises rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Space for under counter fridge and freezers. Cupboard housing gas combination boiler (not tested). Tiled splash backs. Wood effect flooring. Double glazed windows to front and side.

LOUNGE

16'8 x 11'4

Electric fire place (not tested). Radiator. Double glazed window to side. Doors leading to conservatory.

CONSVERATORY

20'4 x 8'11

Part brick built with double glazed windows to side and rear. Vaulted poly-carbonate roof. Radiator. Tiled flooring. Double glazed double doors leading to outside rear garden.

OUTSIDE FRONT

Laid to lawn. Hard paved area providing off street parking. Access to detached garage with up and over door. Side gate with pedestrian access to outside rear.

OUTSIDE REAR

Approx 90' rear garden. Mainly laid to lawn. Hard paved area with Indian sand slabs. Patio area. Detached garage. Mature shrubs and trees. Enclosed by panelled fencing.

ALTERNATE VIEW OF GARDENS

PARTIAL RURAL VIEWS OVER REAR FENCE

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): Yes
(Sewerage Type): Mains Drainage
(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

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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.

EH 06/26

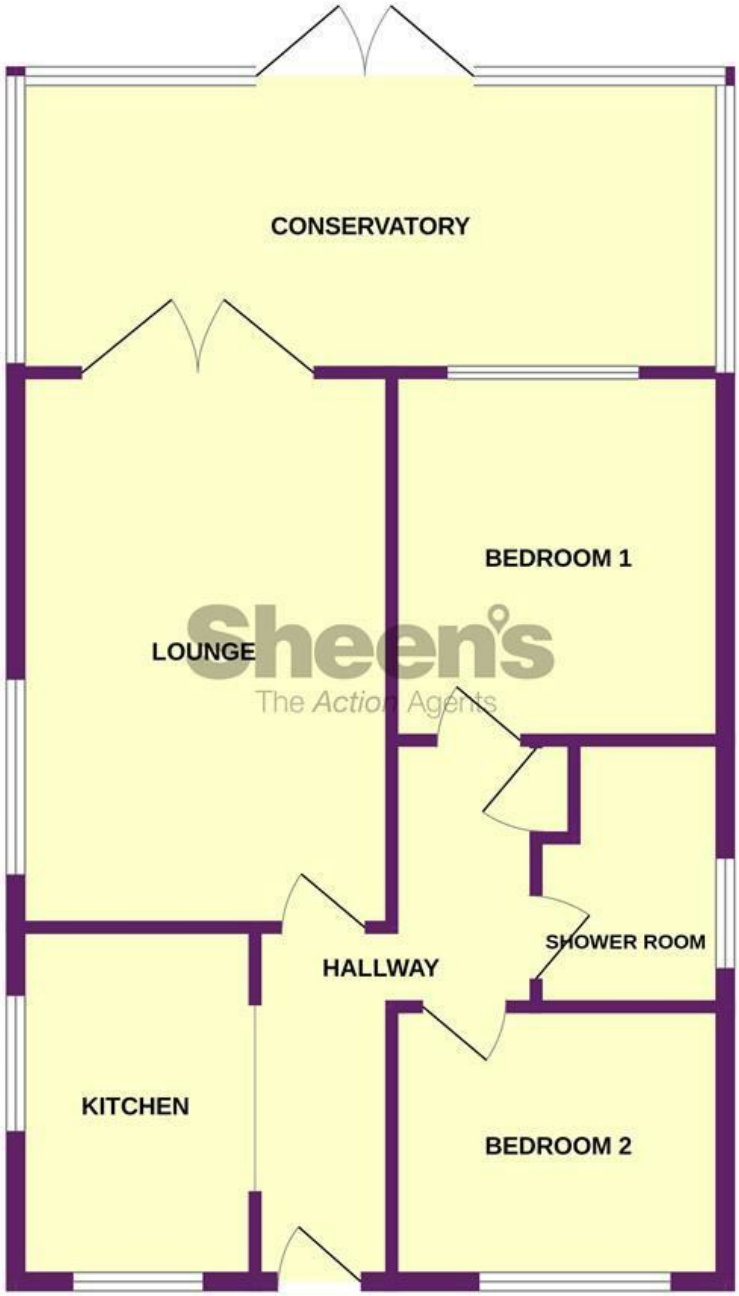
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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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