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



Fleetwood Close
Holland-on-Sea, CO15 5SB

Situated in this cul-de-sac location in the popular Essex coastal area of Holland-on-Sea is this impressive THREE DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property has been tastefully modernised by the current sellers which includes luxury modern fitted kitchen and bathroom along with modern fitted bedroom furniture to the main bedroom. Holland's regenerated beaches and sea front are within two thirds of a mile with Clacton town centre just over two and quarter miles away. Offering spacious accommodation throughout, an early viewing is strongly advised to appreciate the 'move in ready' condition on offer.

- Three Double Bedrooms
- 10'11 Modern Fitted Kitchen
- Modern Style Wet Room
- 12'4 D/Glazed Conservatory
- 13'10 Lounge with Log Burner
- Gas Central Heating (n/t)
- Off Street Parking
- 43' Westerly Facing Garden
- Viewing Advised
- EPC Rating D & Council Tax C







Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in airing cupboard. Loft access. Radiator. Herringbone style wood effect flooring. Doors to:



BEDROOM ONE

11'10 x 11'5

Range of fitted grey wood veneer modern bedroom furniture - including wardrobes, cupboards either side and above bed space and central shelving units. Radiator. Double glazed window to rear with fitted shutter blinds.





BEDROOM TWO

10'10 x 9'10

Radiator. Double glazed window to front with fitted shutter blinds.



BEDROOM THREE

13'10 x 8'7

(Converted from former Garage) Radiator. Double glazed window to front with fitted shutter blinds.



SHOWER ROOM

7'8 max x 5'10 max

Fitted with a modern style wet room/shower room. Comprises walk in shower with glazed shower screen and fitted 'Aqualisa' shower (not tested). Wash hand basin with mixer tap. Low level W.C. Part tiled walls. Fitted gloss storage cabinets with curved edges. Chrome effect heated towel rail. Double glazed window to side.





KITCHEN

10'11 x 7'8

Fitted with a luxury style modern kitchen suite. Comprises light grey wood veneer fronted units with curved edges. Grey wood panel effect laminated work surfaces with cupboards and drawers below. Range of matching wall to ceiling fitted cupboards. Inset single drainer ceramic style sink unit with mixer tap. Inset four ring ceramic electric hob with fitted black glazed designer extractor hood above with matching black glass splash back. Inset high level double electric oven. Integrated slimline dishwasher and washing machine (all appliances not tested). Tall fridge/freezer space. Tiled flooring. Tiled splash backs. Double glazed window to side. Double glazed door to side walkway leading to rear garden.







LOUNGE

13'10 x 11'4

Feature log burner with wooden mantel. Radiator. Herringbone style wood effect flooring. Double glazed sliding patio doors onto Conservatory.



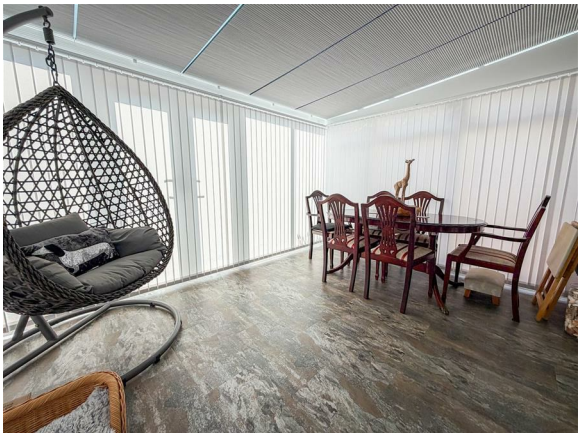




CONSERVATORY

12'4 x 9'8

Pilkington active blue glass roof. Double glazed windows to sides and rear overlooking garden. Double glazed double doors with steps down to rear garden. Tall designer radiator. Decorative stone effect flooring.





OUTSIDE - FRONT

Front garden is mainly laid to lawn. Hardstanding area providing off street parking for around two vehicles. Steps leading to front door. Gate gives side pedestrian access to rear garden.





OUTSIDE - REAR

Approx 43' westerly facing rear garden. Mainly laid to lawn. Array of mature flower shrubs and trees. Timber storage shed. Paved patio areas, Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN





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

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.

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

JE 0726

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.

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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