



Sladburys Lane Holland-On-Sea, CO15 6NU

Sheen Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The bungalow is located in the popular area of Holland-on-Sea. The property is positioned approximately 800 metres from Holland-on-Sea's regenerated seafront and beaches. The property is situated within 1.25 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 15'1 x 11' Max
- Kitchen 10'11 x 6'8
- Dining Room 11' x 10'11
- Bathroom 5'11 x 5'3
- Loft Room
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band B
- EPC Rating E

Price £300,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Single glazed entrance door to:

ENTRANCE HALL

Loft access. Built in storage cupboard. Radiator. Door to:

LOUNGE

15'1 x 11'0 max

Feature fire place. Built in storage cupboard. Radiator. Double glazed window to rear. Single glazed window to side. Opening to:



KITCHEN

10'11 x 6'8

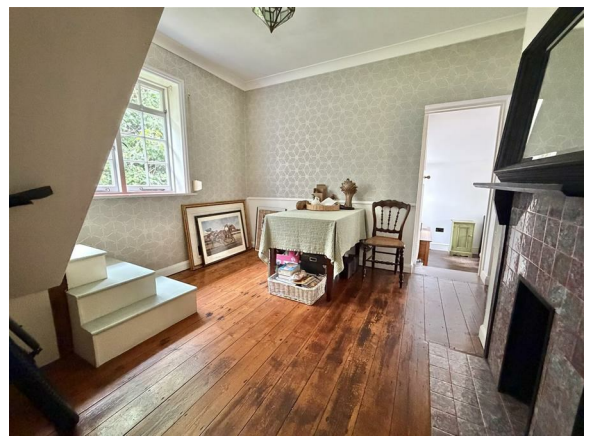
Marble effect rolled edge work surfaces with beige wall mounted cabinets with cupboards and drawers below. Inset sink unit with stainless steel mixer tap. Space for fridge freezer. Space for washing machine. Built in storage cupboard. Radiator. Door to garden. Doubled glazed window to side. Single glazed window to rear.



DINING ROOM

11'0 x 10'11

Feature fireplace. Radiator. Stair flight to first floor. Single glazed window to rear.



BATHROOM

5'11 x 5'3

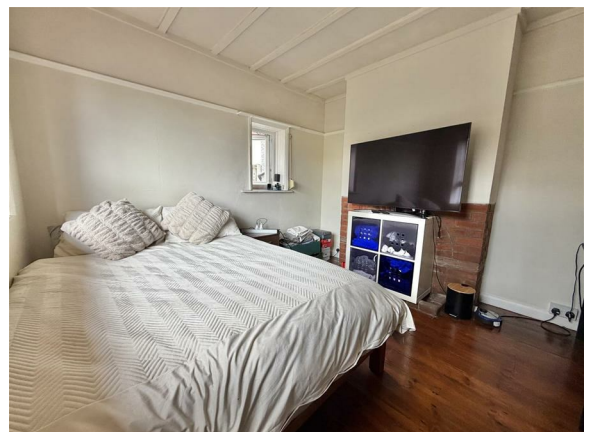
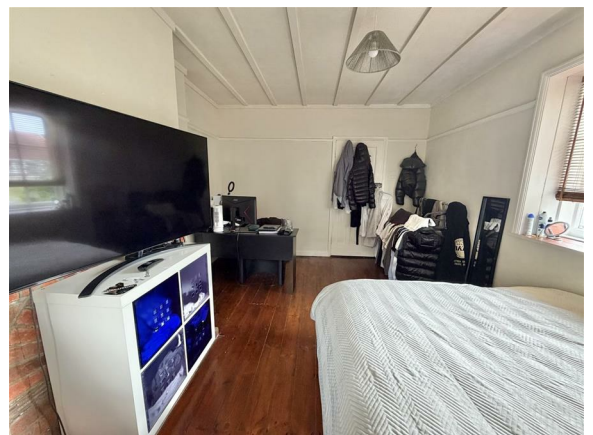
Three piece suite comprising : Low level W.C. Panelled bath with wall-mounted electric shower above (not tested). Wash hand sink basin. Heated towel rail. Single glazed window to rear.



BEDROOM ONE

13'11 x 11'0 max

Feature fireplace. Radiator. Double glazed window to side. Single glazed window to rear.



BEDROOM TWO

11'1 x 10'11 max

Feature fireplace. Built in storage cupboards. Radiator. Single glazed window to front.



BEDROOM THREE

15'3 x 8'3

Radiator. Double window to rear. Double glazed window to front.



LOFT ROOM

Built in storage cupboard housing gas combination boiler (not tested). Built in storage cupboards. Single glazed window to front and rear.



OUTSIDE REAR

Partly paved patio area leading to side access to front with the remainder being laid to lawn. Brick built storage shed. Enclosed by panel fencing.



OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles with remainder being laid to lawn.



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

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.

JB 30/06

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

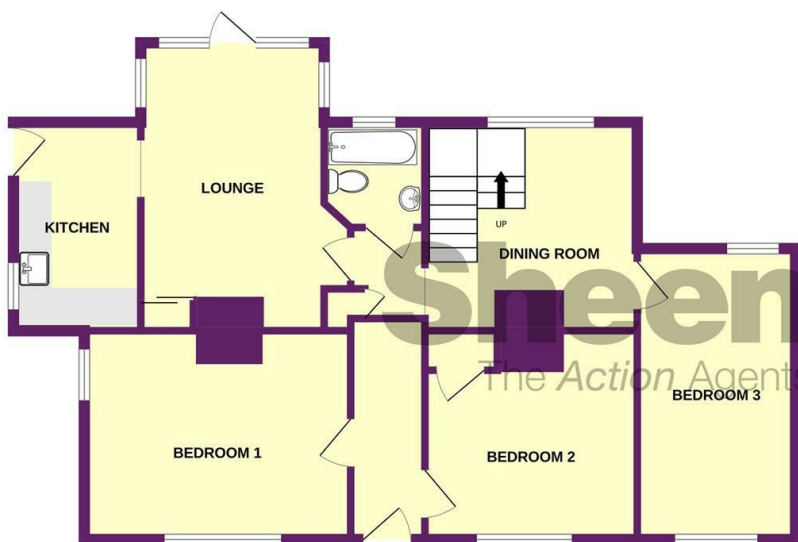
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

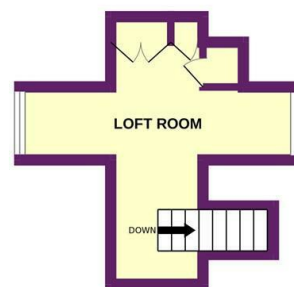
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
118 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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