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Sheen's
The *Action* Agents

Pembroke Gardens
Holland-On-Sea, CO15 5XD

Sheens Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME located in a Cul-De-Sac position in the sought after area of Holland-on-Sea. The property is located within half a mile of Holland-on-Sea's shopping village and within two and a half miles of Clacton's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 25'11 x 12'2 Lounge Diner
- 10'6 x 8'6 Kitchen
- 11'10 x 10'11 Conservatory
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- West Facing Rear Garden
- Council Tax Band C
- EPC Rating D

Price £335,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

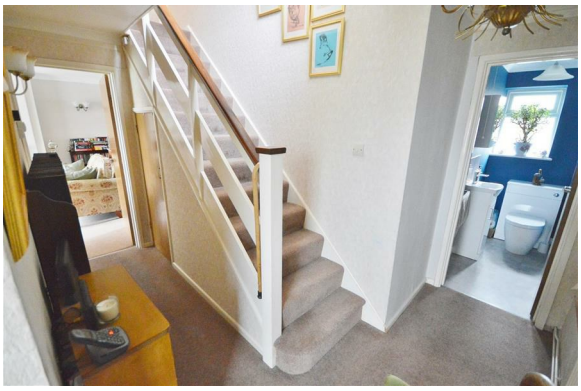
UPVC double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to side. Wooden glazed door leading to:

ENTRANCE HALLWAY

Stair flight to first floor landing. Under stairs storage cupboard. Radiator. Doors to:



LOUNGE DINER

25'11 x 12'2

Inset electric feature fireplace with wooden fire surround (not tested). Radiator. Double glazed window to front. UPVC Double glazed sliding door leading to rear garden. Door to:

KITCHEN

10'6 x 8'6

Fitted kitchen suite comprising laminated square edge work surfaces with inset single drainer sink unit stainless steel mixer tap. Integrated fridge freezer. Integrated dishwasher. Inset oven. Inset four ring electric hob with extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to rear. UPVC Double glazed door leading to:

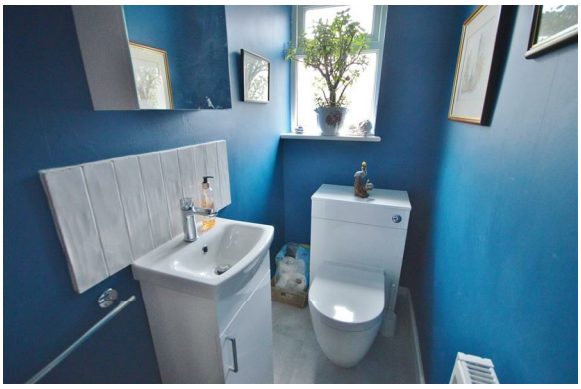
CONSERVATORY

11'10 x 10'11

Double glazed windows to the sides and rear. UPVC Double glazed French style doors leading to the rear garden.

GROUND FLOOR W.C

Two piece suite comprising low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

12' x 11'3

Radiator. Double glazed window to front.

BEDROOM TWO

11' x 10'5

Radiator. Double glazed window to rear.

BEDROOM THREE

8'11 x 8'10

Radiator. Double glazed window to front.

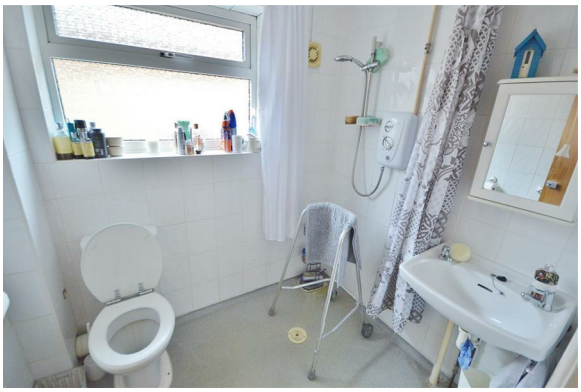
BEDROOM FOUR

8'11 x 7'

Airing cupboard. Storage cupboard. Radiator. Double glazed window to rear.

WET ROOM

Comprises a low level W.C. Wall mounted hand wash sink basin. Wall mounted electric shower (not tested) with stainless steel shower head attachment connected above. Fully tiled. Radiator. Double glazed window to side.



OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Remainder being laid to lawn. Side pedestrian access leading to the outside rear.

OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Side pedestrian access leading to the outside front.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council;
Council Tax Band: C
Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

BA 01/26

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.

Particular Disclaimer

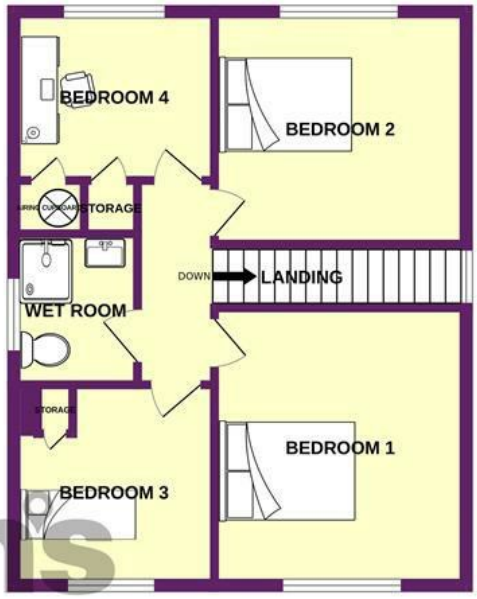
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



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PEMBROKE GARDENS,HOLLAND-ON-SEA, ESSEX, CO15 5XD

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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