



Kents Avenue Holland-On-Sea, CO15 5XG

Located in the popular Essex coastal area of Holland-on-Sea is this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW which is in need of some modernisations. Holland's regenerated beaches and seafront are positioned around half a mile away with Clacton town centre and mainline railway station being within two miles. Offering a 52' south facing rear garden and spacious accommodation to put your own stamp on, an early viewing is strongly advised.

- Two Double Bedrooms
- 9'6 x 8'6 Kitchen
- 23' Sun Lounge
- Three Piece Bathroom Suite
- Electric Heating (N/T)
- Modernisation Required
- Approx. 52' South Facing Garden
- Sought After Location
- Council Tax Band B
- EPC Rating E



Offers In Excess Of £180,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to entrance porch.

ENTRANCE PORCH

Further glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Electric night storage heater (not tested). Picture rail. Loft access. Built in cupboard. Door to:



LOUNGE

12'6 x 10'5

Electric night storage heater (not tested). Picture Rail. Window to front.



KITCHEN

9'6 x 8'6

Fitted with a range of laminate fronted units with a metal trim. Comprises square edge laminated work surfaces with cupboards and draws below. Range of matching wall mounted units. Single drainer stainless steel sink unit with cupboards below. Inset four ring ceramic electric hob with high level electric oven (all appliances not tested). Space and plumbing for washing machine. Undercounter fridge space. Built in larder cupboard. Tiled splashbacks. Part glazed door to side. Window to front.



BEDROOM ONE

12'6 x 10'5

Picture rail. Electric night storage heater (not tested). Window to rear.



BATHROOM

Fitted with a three piece white suite comprises panelled bath with mixer tap. Wall mounted electric shower (not tested). Low level W.C. Vanity wash hand basin with cupboards below. Part tiled walls. Built in cupboard. Window to side.



BEDROOM TWO

12' x 9'7 max

Picture rail. Electric night storage heater (not tested). Part glazed door and windows opening onto sun lounge.



SUN LOUNGE

23' x 6'11

Part brick built. Windows to sides and rear. Part glazed door to garden.



OUTSIDE FRONT

Front garden enclosed by small panelled fencing with double entrance gates. Low maintenance garden with hard standing areas. Slate shingled borders. Gate giving access to:



OUTSIDE REAR

Approximately 52' South facing garden. Mainly laid to lawn with borders. Enclosed by panelled fencing. Storage shed.



Material Information (Freehold Property)

Tenure: Council Tax Band:

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

JE 07/25

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

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.

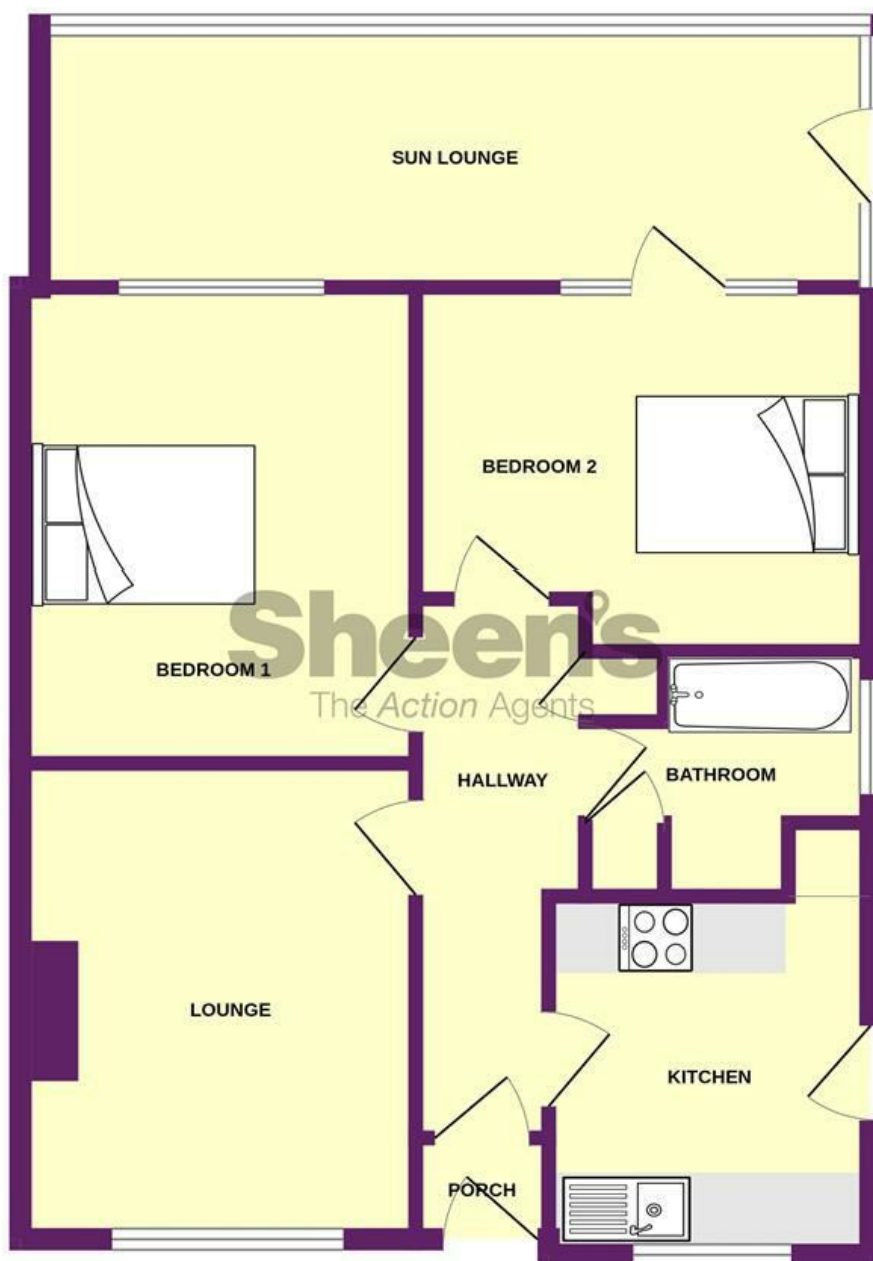
Draft Details

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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