



## Grenfell Avenue Holland-On-Sea, CO15 5XW

\*\*\*GUIDE PRICE £325,000-  
£350,000\*\*\*

This well presented THREE BEDROOM DETACHED FAMILY HOME is situated in the popular Holland-on-Sea area on the Essex Coast. The regenerated beaches and sea front are positioned around half a mile away with Clacton town centre and the mainline railway station with its direct links to London Liverpool Street being approximately half a mile away. Offering spacious accommodation and excellent décor throughout, an early viewing is strongly advised.

- Three Bedrooms
- 15'3 x 12'5 Lounge
- 11'1 x 10'1 Dining Room
- Modern Fitted Kitchen
- Utility Room & Ground Floor W.C.
- Gas Central Heating (n/t)
- Modern First Floor Bathroom
- Garage & Off Street Parking
- 33' x 46' Landscaped Garden
- EPC Rating D & Council Tax C

Guide Price £325,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Doors to Bedroom Three/Study, Kitchen & Lounge

### BEDROOM THREE/STUDY

11'6 x 8'5

Radiator. Double glazed window to front.



### LOUNGE

15'3 x 12'5

Fitted storage unit. Radiator. Double glazed window to front.

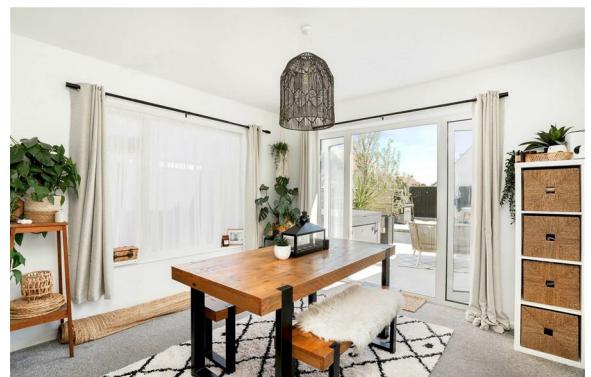
Open access to Dining Room.



## DINING ROOM

11'1 x 10'1

Radiator. Double glazed window to side, Double glazed French style doors with Side Picture windows to rear garden. Door to Kitchen.



## KITCHEN

14'6 x 10'11 max

Fitted with a modern kitchen suite. Comprises white gloss panel fronted units. Square edge laminated work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl ceramic sink unit with mixer tap. Fitted Range Cooker with six ring gas hob and fitted extractor hood above. Integrated dishwasher (appliances not tested). Concealed space for the washing machine. Wood effect flooring. Tiled splash backs. Double glazed window to rear. Door to Utility Room.



## UTILITY ROOM

Space and plumbing for washing machine. Double glazed windows to sides and rear. Double glazed door to front. Access to Ground floor W.C.



## GROUND FLOOR W.C.

Fitted with a white suite. Low level W.C. Double glazed windows.

## FIRST FLOOR LANDING

Double glazed window to side. Built in storage cupboard. Doors to:

## BEDROOM ONE

15'1 x 9

Part sloping ceilings. Radiator. Built in sliding door double wardrobe. Double glazed window to front.



## BEDROOM TWO

11'5 x 9'9 max

Part sloping ceilings. Radiator. Built in sliding door double wardrobe. Double glazed windows to side and rear.



## BATHROOM

Fitted with a modern white suite. Comprises panel bath with mixer tap and shower attachment with rainfall shower head and glazed shower screen. Low level W.C. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Double glazed window to rear.



## OUTSIDE - FRONT

Front garden is mainly laid to lawn. Hardstanding area providing off street parking for numerous vehicles leading to garage with up and over door (power and light connected). Gate gives side pedestrian access to rear garden.



## OUTSIDE - REAR

Approx 33' deep x 46' wide landscaped rear garden. Mainly laid to lawn with array of trees. Wooden decked patio areas with space for Hot Tub (Possibly available under separate negotiations). Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0625

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## 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.

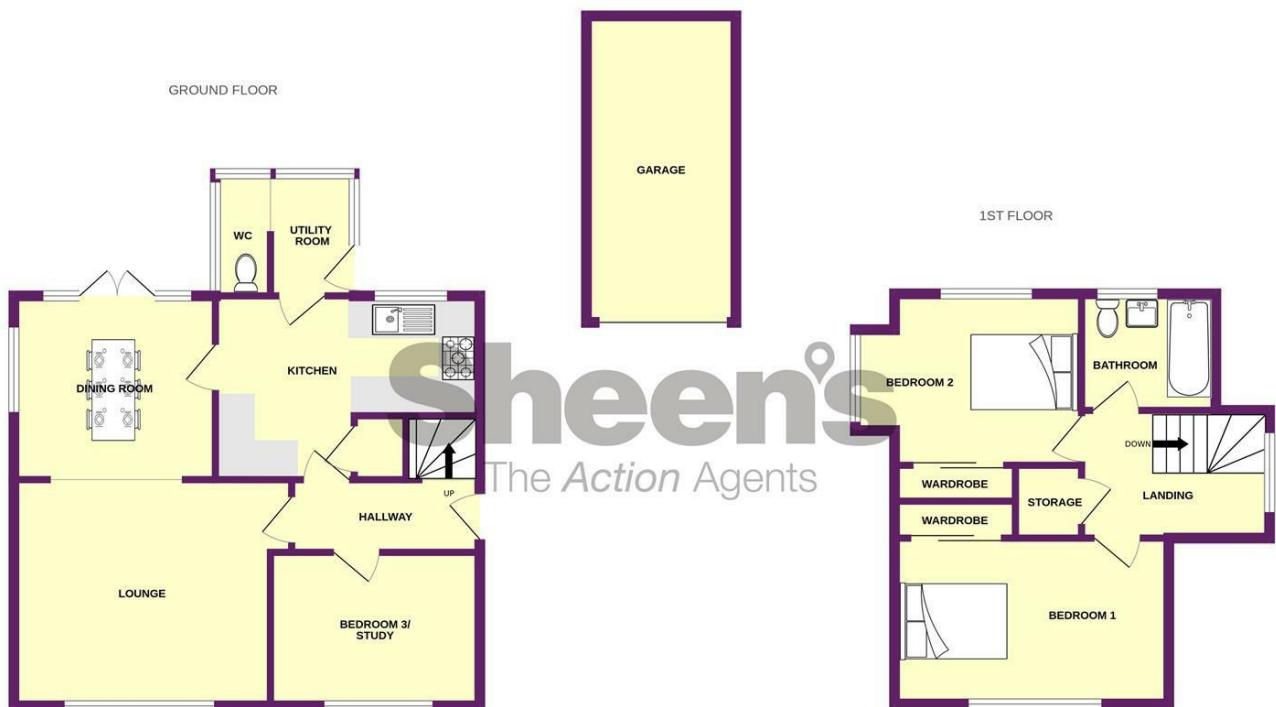
## Draft Details

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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**Sheen's**  
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