



Ipswich Road Holland-On-Sea, CO15 5DT

Sheen's Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in the sought after HOLLAND-ON-SEA and being offered with NO ONWARD CHAIN. The accommodation is located within a quarter mile of Holland-on-Sea's shopping village with Holland's recently regenerated beach being situated half a mile away. Clacton-on-Sea's town centre and mainline railway station are within two miles. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'6 x 10'6 Lounge
- 19'5 x 10'6 Kitchen Diner
- 21'4 x 7'6 Conservatory
- Bathroom
- Gas Central Heating (n/t)
- Driveway Providing Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC



Price £245,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door to:

ENTRANCE HALL

Airing cupboard. Radiator. Open access to:

LOUNGE

14'6 x 10'6

Radiator. Double glazed windows to front. Open access to:



KITCHEN DINER

19'5 x 10'6

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer sink unit with a stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to front and side. UPVC double glazed door leading to the outside side.



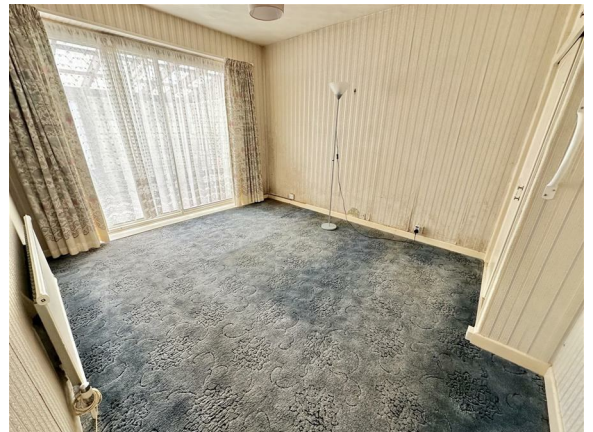
INNER HALL

Loft access. Radiator. Door to:

BEDROOM ONE

12'9 x 10'6

Built in wardrobe. Radiator. UPVC double glazed sliding door leading to:



CONSERVATORY

21'4 x 7'6

Glazed windows to front and side. Wooden glazed door leading to the outside garden.



BEDROOM TWO

11'0 x 9'5

Radiator. Double glazed window to rear.



BATHROOM

Three piece suite comprising: A low level W.C. Pedestal hand wash sink basin. Panel bath with a wall mounted shower attachment above. Partly tiled. Radiator. Double glazed window to side.



OUTSIDE FRONT

Hard standing area witch provides off street parking for multiple vehicles. Side pedestrian access leading to the Outside Rear.



OUTSIDE REAR

Patio paved area with the majority being laid to lawn. Enclosed by panel fencing. Side pedestrian access to the Outside Front.



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.

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.

BA 07/26

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.

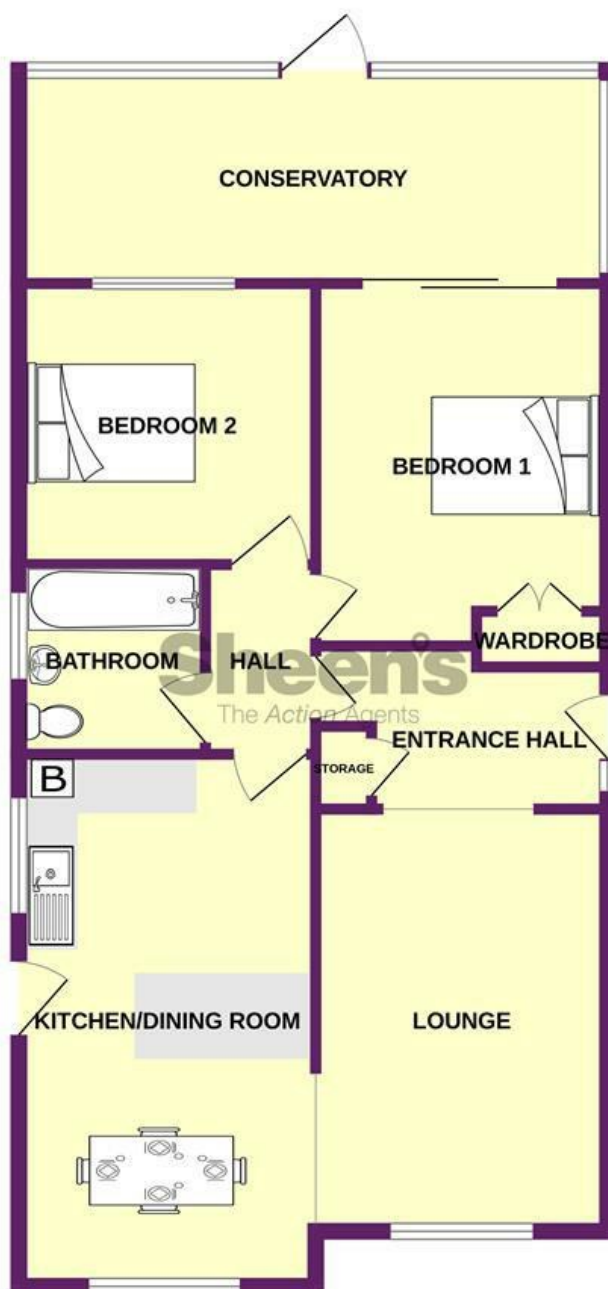
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Draft Details

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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