

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Hereford Road Holland-On-Sea, CO15 5SX

Conveniently situated within 250 metres of Holland-on-Sea's regenerated beaches and sea front is this TWO BEDROOM DETACHED BUNGALOW offered with No Onward Chain. Clacton town centre and mainline railway station with its direct links to London Liverpool Street are positioned just over two miles away. Offering an impressive 53' south facing garden and an opportunity to make this bungalow your own, an early viewing is advised.

- Two Bedrooms
- 15'5 max Lounge
- 15'5 max Kitchen/Diner
- Modern Accessible Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- Approx 53' South Facing Garden
- No Onward Chain
- EPC Rating TBC & Council Tax B



**Price £240,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Wood effect flooring. Loft access. Doors to:



### BEDROOM ONE

10' x 8'10

Fitted wardrobes with cupboards over bed space. Radiator. Double glazed window to rear.



### BEDROOM TWO

10' x 6'2

Fitted wardrobes with cupboards over bed space. Radiator. Double glazed window to rear.



## SHOWER ROOM

5'3 x 5'2

Modern accessible wet room style Shower Room with Low level W.C. Pedestal wash hand basin. Walk in Shower with wall mounted electric shower and glazed shower screen. Radiator. Fully tiled walls. Double glazed window to side.



## KITCHEN/DINER

15'5 x 8' nar 5'9

Fitted with a range of white laminate panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with fitted extractor hood above (not tested). Space and plumbing for washing machine. Concealed wall mounted gas combination boiler (not tested). Tiled splash backs. Tile effect laminate flooring. Radiator. Double glazed windows to either side. Door to Lounge.



## LOUNGE

15'5 x 11'2 nar 8'11

Wood effect flooring. Two radiators. Double glazed bay window to front incorporating double glazed door opening onto front garden.



## OUTSIDE - FRONT

Part enclosed by small fencing with double metal gates leading to hardstanding area providing off street parking. Array of flower and shrub borders. Gate gives side pedestrian access to rear garden.



### OUTSIDE - REAR

Approx 53' south facing rear garden. Mainly laid to lawn with array of flower and shrub borders. Paved patio area. Timber storage shed. Enclosed by panel fencing.



## HOLLAND SEA FRONT

Holland sea front is located within 250 metres.



## 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

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

## JE 0926

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](http://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

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## 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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