



Holland Road

Little Clacton, CO16 9RS

Built circa 2019 Sheen's Estate Agents are pleased to offer for sale this beautifully presented THREE BEDROOM DETACHED BUNGALOW located in the sought after historic village of Little Clacton. The accommodation is located within approximately 300 meters of local shopping amenities with Clacton-on-Sea's town centre, mainline railway station and seafront around 2 miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite Shower Room
- 14'6 x 13' Lounge
- 13'4 x 12' Kitchen
- 14'2 x 11'2 Conservatory
- Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage & Off Street Parking
- EPC Rating B



Offers In Excess Of £430,000 Freehold

COVID-19 VIEWING ADVICE

Following the lifting of restrictions on 19th July 2021 across England, we will be observing the new guidance issued by both the government and our governing body Propertymark. Given property appointments are in an enclosed environment, we would encourage our customers to continue to wear face masks and observe social distancing to respect the safety of our staff and vulnerable clientele. Our offices will continue to be open for visits and protective screens will remain in place. We would continue to ask you to try and keep the number of people attending the appointment to a minimum and continue to sanitise your hands before and after each appointment.

So whilst further restrictions are eased, we would appreciate your continued help and cooperation as we continue to move forwards out of this pandemic.

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise.

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Alarm system. Loft access. Radiator. Personal door leading to garage. Oak veneer doors. Additional oak veneer double doors leading to Lounge.



LOUNGE

14'6 x 13'

TV outlets. Night and day blinds. Radiator. Double glazed window to side. UPVC double glazed bi-folding doors leading to Conservatory.



CONSERVATORY

14'2 x 11'2

Fitted electric fan light (not tested). Radiator. Fully double glazed.
UPVC French style double glazed doors leading to rear garden.



KITCHEN

13'4 x 12'

Fitted with marble effect laminated rolled edge work surfaces. Inset one and a half bowl single drainer ceramic sink unit with mixer tap. Inset four ring gas hob with fitted extractor hood above. Inset electric AEG oven with integrated AEG microwave. Integrated AEG washing machine, AEG dishwasher and fridge/freezer (all appliances not tested). Fitted with a selection of matching white wall units with wall and floor level units. Tiled splash backs. Radiator. Spotlights. Double glazed window and UPVC door to rear garden.



BEDROOM ONE

14'8 into bay x 14'2

TV outlet. Built in wardrobes. Night and day blinds. Radiator.
Double glazed bay window to front. Door to:



EN-SUITE SHOWER ROOM

Fitted with a modern white three piece suite. Comprises low level W.C. Wall mounted vanity wash hand basin with mixer tap. Shower cubicle with wall mounted rainforest shower head and shower head attachment above. Extractor fan. Hollywood mirror. Heated towel rail. Double glazed window to front.



BEDROOM TWO

10'5 x 8'1

TV outlet. Built in wardrobe. Night and day blinds. Radiator. Double glazed window to side.



BEDROOM THREE

10'9 x 9'

TV outlet. Radiator. Night and day blinds. Double glazed window to side.



BATHROOM SUITE

Fitted with a modern three piece white bathroom suite. Comprised low level W.C. Vanity wash hand basin with mixer taps. Panel bath with wall mounted shower attachment above and shower screen. Fully tiled walls. Spot lights. Extractor fan. Hollywood mirror. Heated towel rail. Double glazed window to side.



STUDY

6'7 x 5'5

OUTSIDE - FRONT

Hard standing off street parking for multiple vehicles. Access to garage with electric up and over door (not tested). Remainder of front garden is laid to lawn. Array of flowers. Dusk to dawn lamppost. Gate gives side pedestrian access to Rear Garden.



GARAGE

Wall mounted gas combination boiler. Power and light connected. Double glazed door to side.

OUTSIDE - REAR

South facing rear garden. Paved patio area. Remainder laid to lawn. Sky dish. External outside tap. Shingled flower and shrub borders. 8' x 6' Wooden potting shed. Enclosed by panel fencing.



BA 0522

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; £50 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.

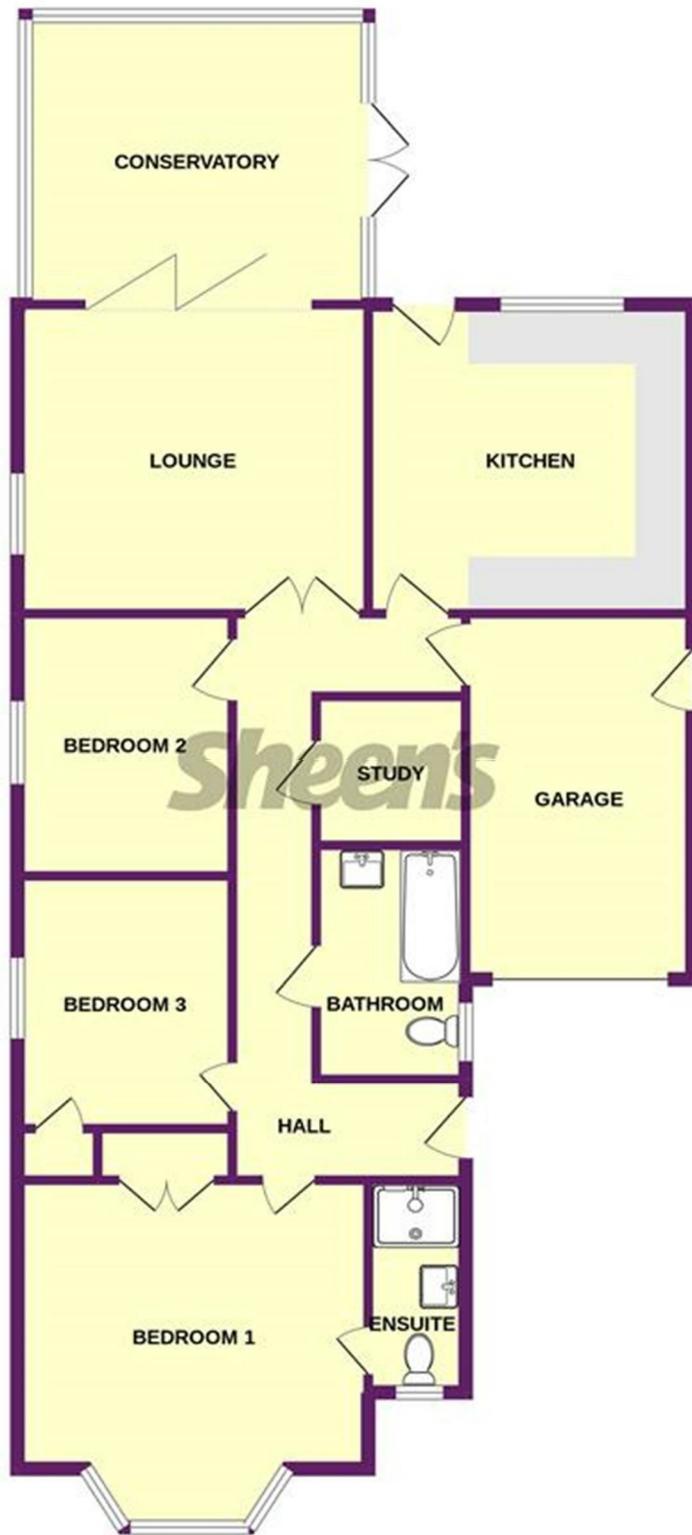
Particular Disclaimer

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. All fittings are not tested by Sheen's so buyers should satisfy themselves of their working condition.

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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