



## Holland Road Clacton-On-Sea, CO15 6HB

Located in East Clacton, Sheen's Estate Agent's are pleased to offer this TWO BEDROOM MID-TERRACE HOUSE. This property is within half a mile of Holland-on-Sea's shopping facilities. Clacton-on-Sea's town centre and mainline railway station are located approximately one and a quarter miles away. A viewing is highly recommended to appreciate what this property has to offer. The property benefits from being within 400 metres of Holland Park Primary School and being within 450 metres of the seafront.

- Two Bedrooms
- 12'8 x 9'9 Lounge
- 9'0 x 6'9 Kitchen
- Gas Central Heating (n/t)
- Modern Bathroom Suite
- Off Street Parking
- Approx 75' Garden
- Within 450m To Seafront
- Council Tax Band B
- EPC Rating E



**Price £235,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

12'8 x 9'9

Wood frame window to front. Radiator. Stair flight to first floor.



## DINING AREA

9'6 x 9'3

Wood frame window to rear. Radiator



## KITCHEN

9'0 x 6'9

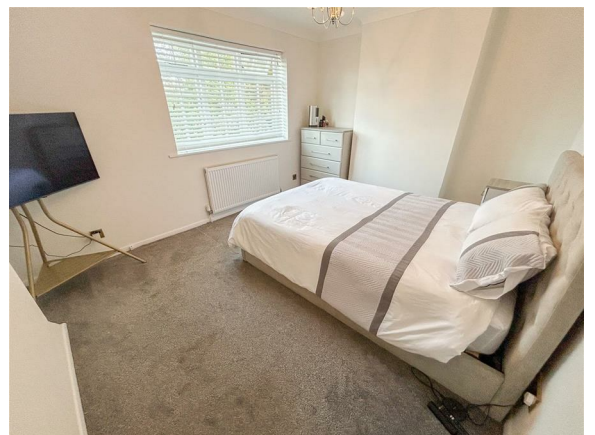
Fitted with a selection modern grey gloss fronted units comprising rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Integrated under counter fridge and freezer. Wood frame window to rear.



## BEDROOM ONE

12'3 x 10'3 nar to 15'8

Wood frame window to front. Radiator. Storage cupboard housing water tank.





## BEDROOM TWO

9'11 x 9'3

Wood frame window to rear. Radiator.



## BATHROOM

Low level W.C. Pedestal hand wash basin with mixer tap. Panelled bath. Wood frame window to rear.



## OUTSIDE REAR

Approx 75' garden Laid to lawn. Enclosed by panel fencing with shrub borders.



## OUTSIDE FRONT

Paved front garden providing off street parking.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## 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

## Anti-Money Laundering

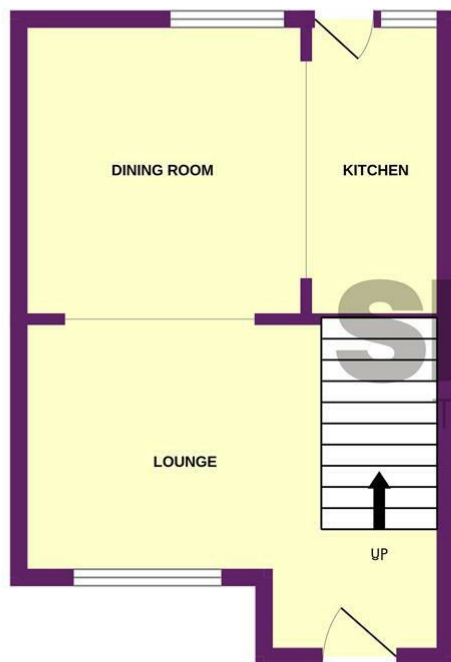
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with 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](http://www.sheens.co.uk).

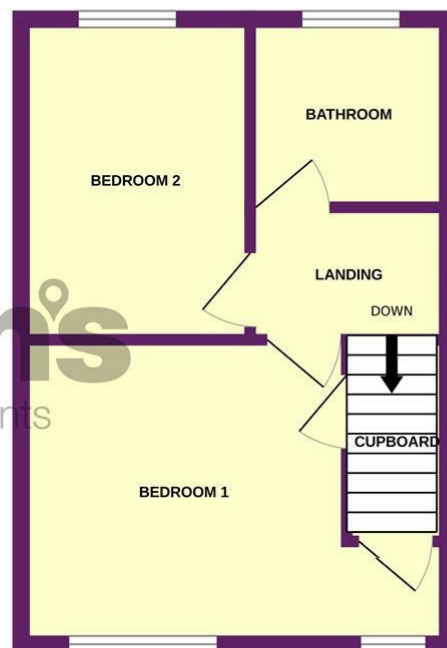
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GROUND FLOOR



1ST 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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**Sheen's**  
The Action Agents