



Colchester Road Holland-on-Sea, CO15 5DG

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED CHALET BUNGALOW situated in the sought after area of Holland-on-Sea. The property is within half a mile of local shopping amenities and Holland's sea front and Clacton-on-Sea's town centre and mainline railway station are located approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13' x 10'6 Lounge
- 14'2 x 9'11 Kitchen
- 13' x 10'4 Dining Room
- Shower Room
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D
- Council Tax Band C



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALLWAY

Radiator. Door to:

LOUNGE

13' x 10'6

Radiator. Double glazed window to front. Sliding door leading to:



DINING ROOM

13' x 10'4

Radiator. Double glazed window to rear. Stair flight to:



BEDROOM ONE

14'7 x 13'7

Storage in the eaves. Radiator. Double glazed window to rear.



BEDROOM TWO

10'1 x 11'11

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted shower head attachment above. Airing cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to side.



KITCHEN

14'2 x 9'11

Fitted kitchen suite comprising laminated rolled edge work surfaces with single drainer stainless steel sink unit with stainless steel mixer tap. Space for fridge freezer. Space for cooker. Selection of matching wall units with cupboards and drawers at both eye and floor level. Integrated washing machine. Larder cupboard. Radiator. Double glazed windows to side and rear. UPVC Double glazed door leading to the outside rear.



OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles with the remainder being laid to lawn. Side pedestrian access leading to the garage.



OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Two wooden storage sheds. Side pedestrian access to the front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Material Historic Information About property: Please be aware the property historically had a small piece of Japanese Knotweed in the Garden which went under a professional program of treatment from August 2020 by a company called 'Fast Forward Land Services Ltd'. There were annual checks carried out for a number of years after which showed no future evidence of Knotweed being present. Invoices for these checks and treatment will be passed onto the solicitors during conveyancing.

BA 10/25

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.

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

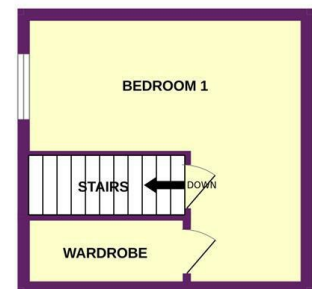
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

