



## Fleetwood Avenue Holland-On-Sea, CO15 5SD

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED BUNGALOW located in HOLLAND-ON-SEA. This property is being offered with NO ONWARD CHAIN. The property is positioned within two and a quarter miles of Clacton's sea front, mainline railway station and town centre. A viewing is highly recommended to appreciate what this property has to offer.

- Two Bedrooms
- 16'8 x 11'4 Lounge
- 10'7 x 7'1 Kitchen
- 20'4 x 8'11 Conservatory
- Gas Central Heating (n/t)
- Detached Garage
- Off Street Parking
- No Onward Chain
- EPC Rating D
- Council Tax Band C

**Price £280,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

16'8 x 11'4

Electric fire place (not tested). Radiator. Double glazed window to side. Doors leading to conservatory.



## KITCHEN

10'7 x 7'1

Fitted with a range of wall mounted white panelled units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge or freezer. Cupboard housing gas combination boiler (not tested). Double glazed window to front and side.



**BEDROOM ONE**

11'10 x 11'2

Radiator. Window to conservatory.



## BEDROOM TWO

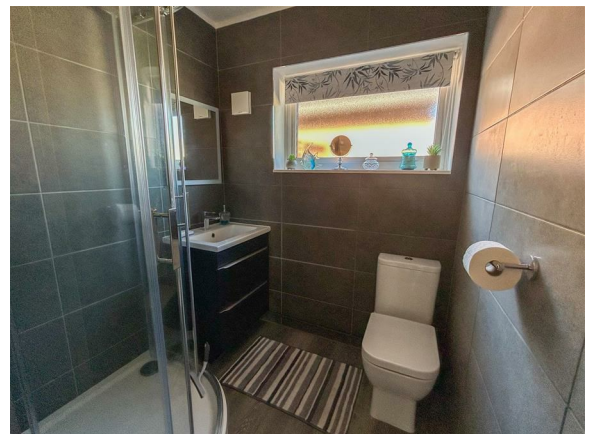
11'2 x 9'11

Radiator. Double glazed window to front.



## SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Cornered shower cubical with wall mounted shower attachment. Double glazed window to side.



## CONSERVATORY

20'4 x 8'11

Radiator. Double glazed window to side and rear. Patio doors leading to outside rear.



## OUTSIDE FRONT

Laid to lawn. Hard paved area providing off street parking. Access to garage. Side gate with pedestrian access to outside rear.



## OUTSIDE REAR

Laid to lawn. Hard paved area with Indian sand slabs. Patio area. Detached garage. Mature shrubs and trees. Enclosed by panelled fencing.



## 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:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

## EH 06/26

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.

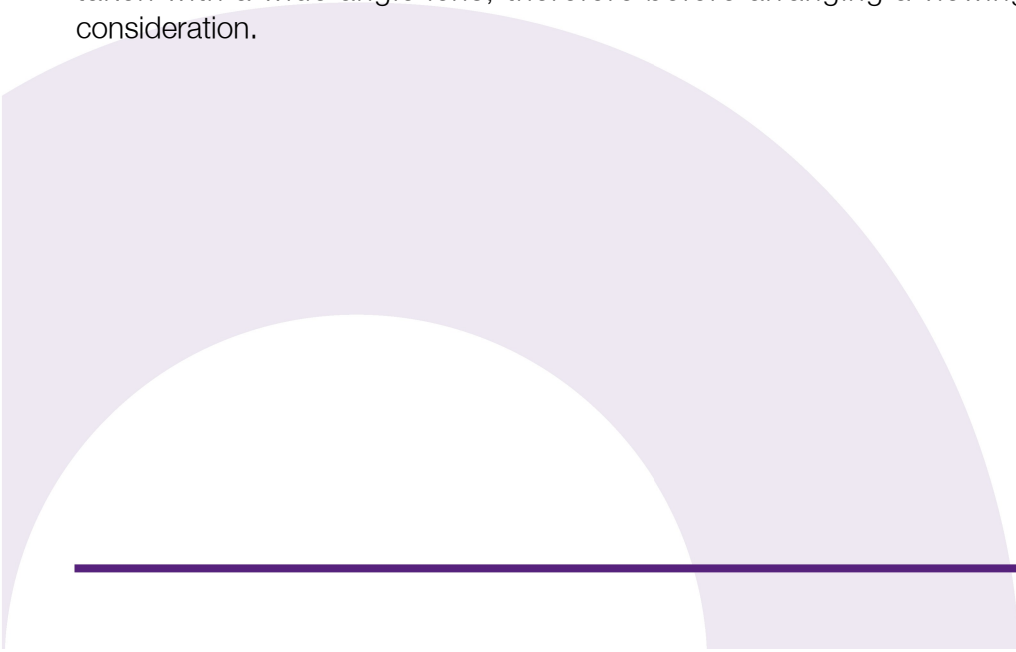
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

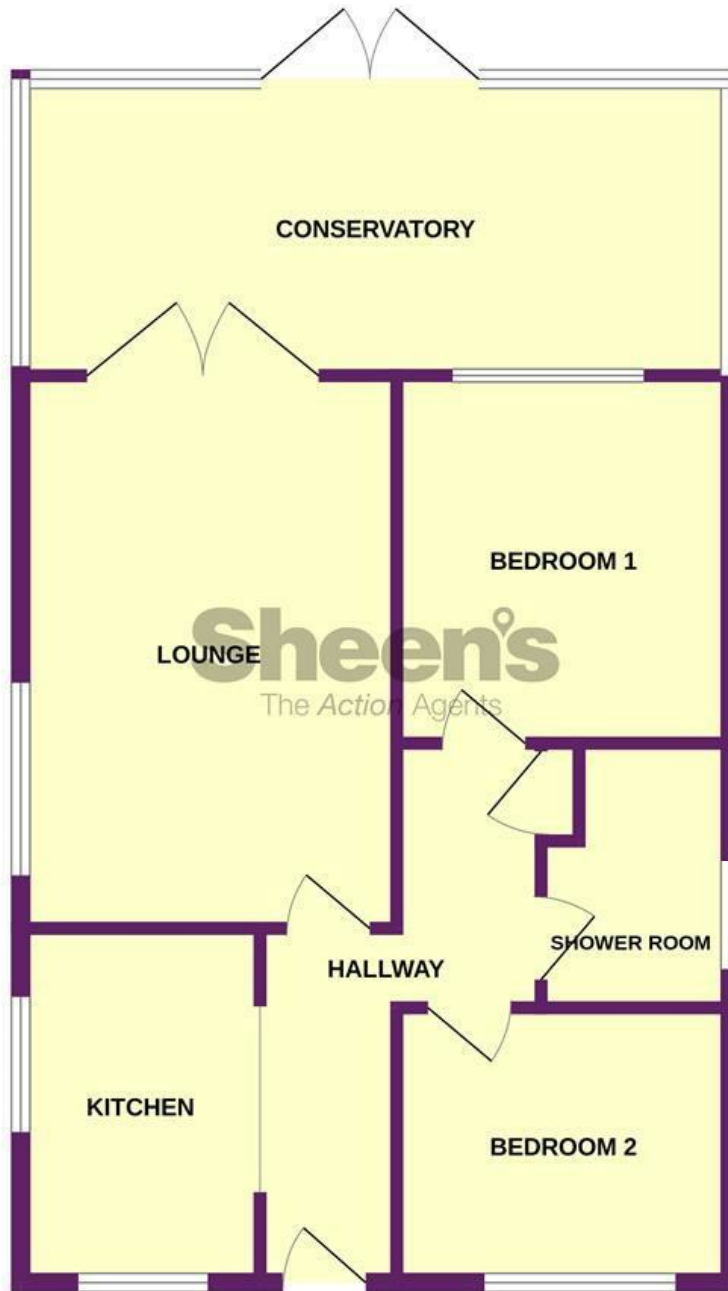
## Particular Disclaimer

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.



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GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.  
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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