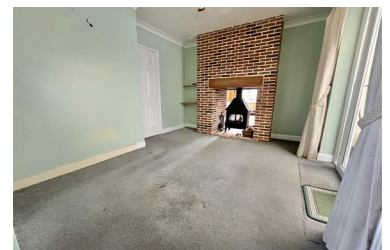




## Canterbury Road Holland-On-Sea, CO15 5QL

Located on the sought after Seaside area of Holland-on-Sea is this TWO BEDROOM DETACHED BUNGALOW. The property benefits from being within 150 metres of Holland-on-Sea's Seafront and is being offered with NO ONWARD CHAIN. The property is being located within Two miles of Clacton-on-Sea's Mainline railway station with it's links to London Liverpool Street. An early inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'11 x 10'11 Lounge
- 12'10 x 11'4 Dining Room
- Garage
- Off Street Parking
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band C
- EPC Rating D



**Price £315,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

#### ENTRANCE HALLWAY

Radiator. Stairflight to loft space. Door to:



## LOUNGE

14'11 max x 10'11

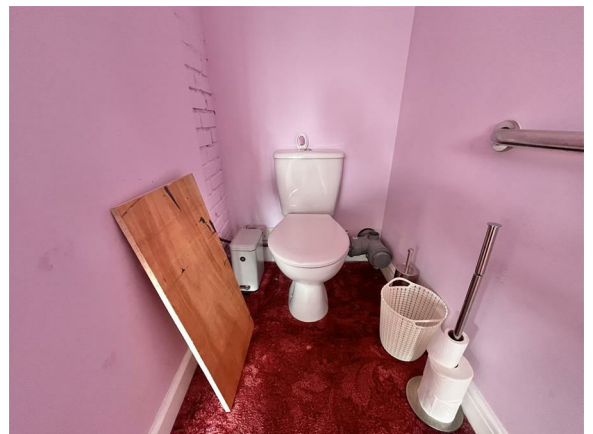
Wood log burner (not tested) with brick fire surround. Two radiators. Double glazed window to front.



## BEDROOM ONE

14'4 max x 10'11

Low level W.C. Radiator. Double glazed window to front. Door to dressing room.



## DRESSING ROOM

7'7 x 3'8

Vanity wash hand sink basin with cupboards and drawers below.



## BEDROOM TWO

12'10 x 8'5

Built in storage cupboards. Radiator. Double glazed entrance door to:



## CONSERVATORY

8'11 x 8'8

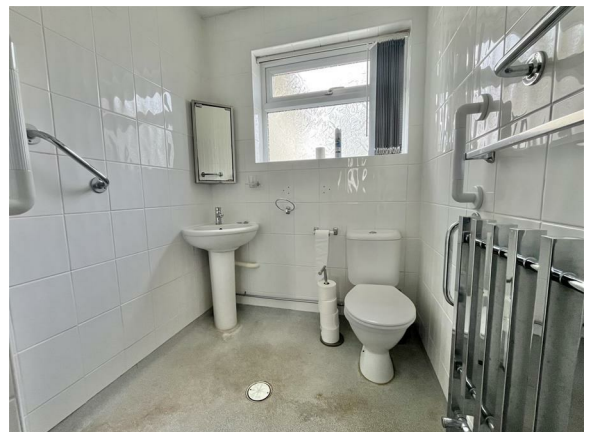
Radiator. Double glazed windows to side and rear. Double glazed sliding door to garden.



## WET ROOM

5'6 x 5'4

Low level W.C. Pedestal wash hand sink basin. Wall mounted electric shower (not tested). Fully tiled walls. Heated towel rail. Double glazed window to rear.



## DINING ROOM

12'10 max x11'4 max

Double glazed doors to patio area. Opening to:



## KITCHEN

9'9 x 6'9

Fitted kitchen suite comprising Crème marble rolled edge work surfaces with Oakwood cupboards and drawers below with Oakwood wall mounted cabinets. Cupboard housing gas combination boiler. Gas cooker with extractor hood above. Inset oven. Integrated fridge. Single drainer sink unit with mixer tap (all appliances not tested). Double glazed window to rear. Opening to:



## UTILITY AREA

7'1 x 6'6

Space for freezer. Space for dryer. Double glazed window to side and rear.



## LOFT SPACE

23'7 max x 13'10 max

Built in storage cupboard. Fully boarded.



## OUTSIDE FRONT

Fully paved patio area providing off street parking for multiple vehicles.



GARAGE



## OUTSIDE REAR

Partly paved patio area with the remainder being laid to lawn. Wooden storage shed. Enclosed by panelled fencing. Side access to garage.



## 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: N/A

Services Connected: (Gas): Mains (Electricity): Mains (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: N/A

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## JB 02/26

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).

## 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

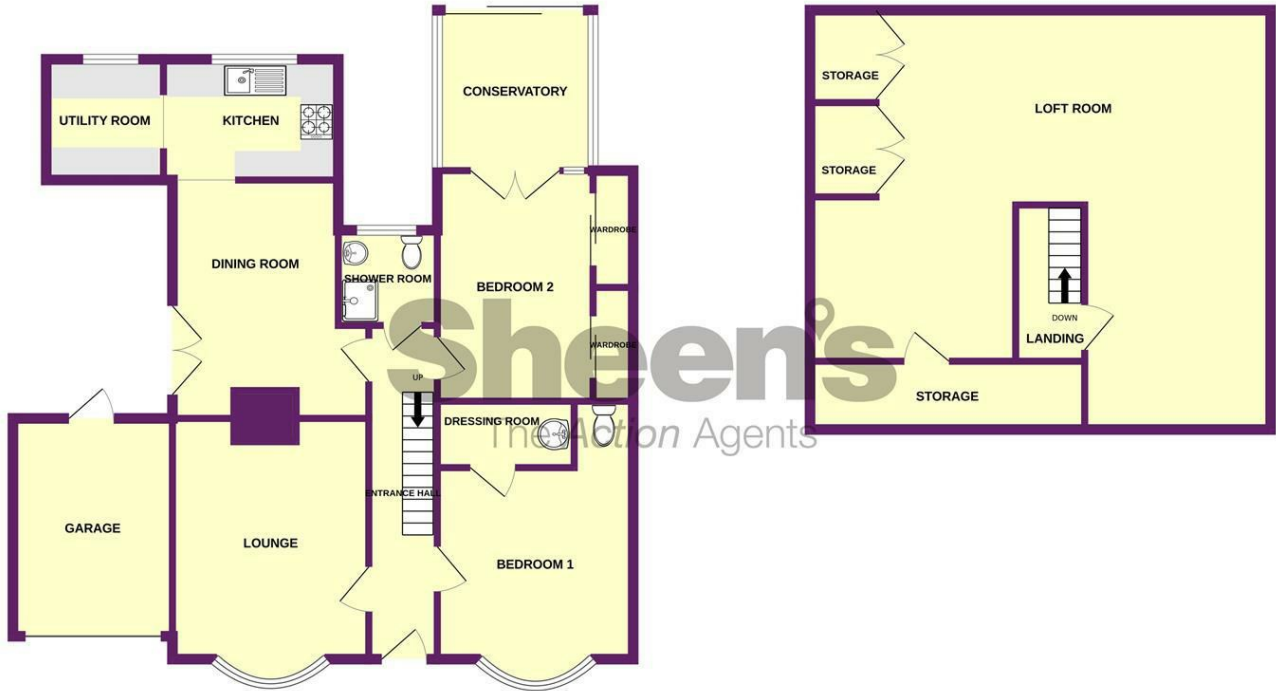
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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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**Sheen's**  
The Action Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

