



## Holland Road East Clacton, CO15 6NL

Located in the sought after area of East Clacton is this bay fronted THREE BEDROOM DETACHED BUNGALOW. The property has undergone extensive modernisations throughout including the creation of a wonderful open plan living space which opens onto the south facing garden. Clacton-on-Sea's regenerated beaches and seafront are within half a mile with Clacton's town centre and mainline railway station around one mile away. An early internal inspection is highly recommended to appreciate the accommodation and décor on offer.

- Three Bedrooms
- Open Plan Living Space
- 16' x 12' Lounge
- 12'10 Modern Fitted Kitchen
- Modern Shower Room & En-Suite
- Double Glazed Windows
- Gas Central Heating (n/t)
- South Facing Landscaped Garden
- Off Street Parking
- EPC Rating D & Council Tax D



**Price £395,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Storm porch with decorative tiled floor. Part glazed hardwood entrance door to Entrance Hallway.

### ENTRANCE HALLWAY

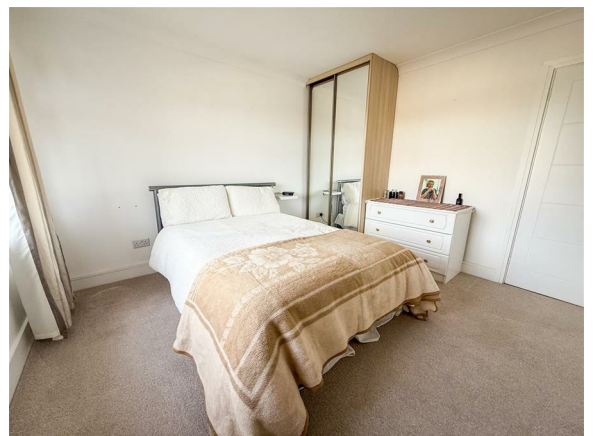
Wood effect flooring. Storage cupboard. Loft access. Spotlights. Radiator. Doors to:



## BEDROOM ONE

12' x 10'11

Spotlights. Radiator. Double glazed window to front.



## BEDROOM TWO

14'6 x 11'1

Spotlights. Radiator. Double glazed bow bay window to front.





## SHOWER ROOM

Fitted with a modern three piece white suite. Comprises walk in shower cubicle with glazed shower screen. Low level WC. Vanity hand wash basin. Part tiled walls. Tiled flooring. Double glazed window to side.



OPEN PLAN LIVING SPACE





## LOUNGE AREA

16' x 12'

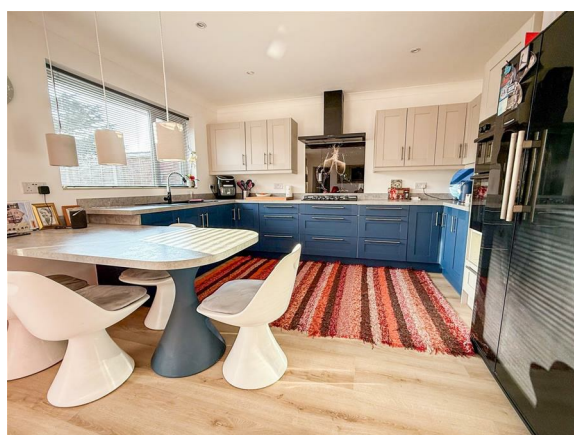
Wood effect flooring. Spot lights. Radiator. Two tall designer radiators. Double glazed double doors with double glazed picture windows to either side leading onto rear garden. Open access to Kitchen/Diner. Door to Bedroom Three.



## KITCHEN/ DINING AREA

12'10 x 9'11

Fitted with a modern kitchen suite. Comprises a range of Shaker style dual colour wood effect units - Blue base units and light grey wall units. Grey stone effect square edge work surfaces. Inset single drainer sink unit with mixer tap. Inset five ring gas hob with decorative glass splash back and extractor hood above. Inset high level twin oven (appliances not tested). American style fridge/freezer space. Low level breakfast table/bar with feature triple low hanging lights. Wood effect flooring. Spot lights. Double glazed window to rear overlooking garden.



### ALTERNATE KITCHEN/DINING AREA VIEW



### BEDROOM THREE

11'3" x 8'1"

Radiator. Wood effect flooring. Double glazed window to front.  
Door to En-Suite.





### EN-SUITE SHOWER ROOM

Three piece white suite. Low level WC. Pedestal hand wash basin. Shower cubicle with wall mounted shower. Part tiled walls. Wood effect flooring. Double glazed window to side.



### OUTSIDE - FRONT

Large block paved area providing off street parking for numerous vehicles with turning area. Raised border well stocked with shrubs. Gate gives side pedestrian access to rear garden.





## OUTSIDE - REAR

Approx 27' Landscaped south facing rear garden. Large decorative stone patio tiles Remainder being stocked with a range of shrubs. Storage shed. Enclosed by panel fencing. Side pedestrian access with covered storage area giving access to front.



## ALTERNATE VIEW OF GARDEN

### JE 0125

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).

### 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.

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

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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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