



Pork Lane Great Holland, CO13 0JE

Located in the sought after village of Great Holland in a non-estate position, Sheen's Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and benefits from Farmland views, newly installed kitchen/bathroom and is situated on a generous sized plot. The property is also conveniently positioned within three quarters of a mile of Kirby Cross's mainline railway station and within one and three quarter miles of Frinton's shopping amenities at Connaught Avenue and Seafront. It is in the valuer's opinion that an early is highly advised to avoid disappointment.

- Three Double Bedrooms
- Newly Fitted Kitchen
- Newly Installed Roof
- Newly Installed Bathroom
- Secluded Rear Garden
- Separate WC
- Off Road Parking
- Farmland Views
- No Onward Chain
- EPC Rating D / Council Tax Band D



Offers In Excess Of £300,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured composite door leading to:

Hallway

Loft access with pull down ladder housing combination boiler providing heating and hot water throughout. Spotlights. Wall mounted radiator. Open access to:



Kitchen

19" x 8'11"

Newly installed kitchen fitted with a range of matching fronted units. Marble effect squared edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Part tiled walls. Vinyl flooring. Spotlights. Wall mounted radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden. Open access to:



Lounge

16'11" x 10'10"

Spotlights. Wall mounted radiator. Sealed unit double glazed window to side and front with farmland views.



Bedroom One

12'10" x 10'7"

Wall mounted radiator. Radiator. Sealed unit double glazed window to front with farmland views.



Bedroom Two

12'2" max x 9"

Wall mounted radiator. Sealed unit double glazed window to rear.



Bedroom Three

10'5" x 8'10"

Spotlights. Wall mounted radiator. Sealed unit double glazed window to front with farmland views.



Bathroom

Newly installed suite comprising of low level w/c. Vanity wash hand basin with mixer tap and storage space under. P-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Separate W/C

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

Secluded rear garden partly laid to concrete. Remainder laid to lawn. Outside tap. Enclosed by panelled fencing.



Outside - Front

In & out driveway laid to concrete providing off street parking for several vehicles. Remainder laid to lawn. Beds stocked with array of trees.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cesspit

(Telephone & Broadband):

Non-Standard Property Features To Note: Timber construction

JD/11.23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR
1518 sq.ft. (141.0 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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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