

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## The Crescent Great Holland, CO13 0JG

\*\* 120ft REAR GARDEN WITH OPEN FARMLAND VIEWS \*\* Situated in the picturesque village of Great Holland offering countryside and coastal path walks is this CHARACTER THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE. Great Holland is a village in Essex located to the North East of Holland-on-sea and West of Frinton-on-sea providing many semi-rural benefits. The village is served by a bus service to Clacton-on-sea to the South and Kirby Cross to the North. The village is also serviced by a Methodist church and Parish church, All Saints. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- Potential To Extend S.T.P.P
- 120ft West Facing Rear Garden
- Farmland Views
- Sought After Village
- Must Be Viewed
- EPC Rating D



**Price £350,000 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:

## Hallway

Stair flight to first floor. Radiator. Doors to:



## Lounge

15' x 11'

Ornamental feature fireplace. Built in walk in larder cupboard. Radiator. Sealed unit double glazed window to rear and front aspect.



## Kitchen

12'2" x 8'2"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset bowl sink drainer unit with mixer tap. Space for cooker. Space for fridge/freezer. Part tiled walls. Window to conservatory. Obscured door to conservatory. Sealed unit double glazed window to side. Door to:



## Dining Room

11'6" x 9'

Fitted shelving. Radiator. Sealed unit double glazed window to front.



## Conservatory

9'8" x 6'

Poly-carbonated roof. Windows to rear aspect. Door to giving access to rear. Door to:



### Cloakroom

White suite comprising of low level W/C. Wash hand basin. Obscured window to rear.



### First Floor Landing

Loft access. Doors to:

### Master Bedroom

15' x 11'

Built in wardrobe. Built in storage cupboard. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to rear.



### Bedroom Two

12'1" x 10'

Exposed wood flooring. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

10' x 7'8"

Radiator. Sealed unit double glazed window to rear.



### Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower double length shower cubicle with integrated shower controls. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

120' West Facing. Majority laid to lawn. Wooden storage sheds to remain. Well established with array of shrubs and bushes. Mature trees. Farmland views to rear.



### Alternate Rear View



### Outside - Front

Laid to lawn with pathway leading to entrance door. Array or shrubs and bushes. Potential for off street parking.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF 0523

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.

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GROUND FLOOR



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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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