



Pork Lane Great Holland, CO13 0JE

Situated in the picturesque village of Great Holland and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this fully renovated, TWO BEDROOM SEMI-DETACHED COTTAGE. The property has been completely modernised throughout and offers spacious external surroundings in a secluded position. 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 valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- Newly Installed Kitchen
- Newly Installed Bathroom
- Newly Installed Gas Central Heating
- Newly Installed Electrics
- New Roof
- New Double Glazing Throughout
- Ample Off Street Parking
- No Onward Chain
- Council Tax Band - C / EPC Rating - TBC



Price £279,995 Freehold

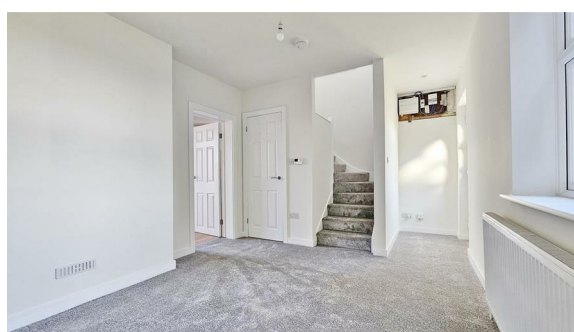
Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Lounge

16'3" max x 10'3"

Stair flight to first floor. Large under stairs storage cupboard with additional storage and double glazed window to side. Radiator. Sealed unit double glazed window to front. Door to:



Kitchen/Breakfast Room

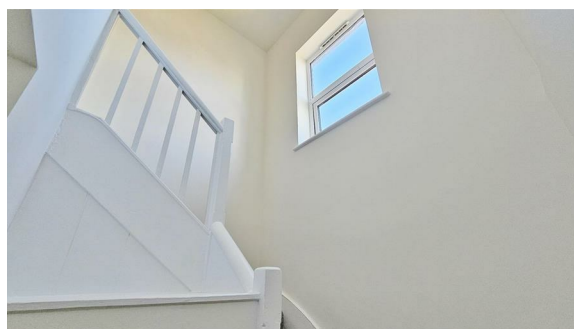
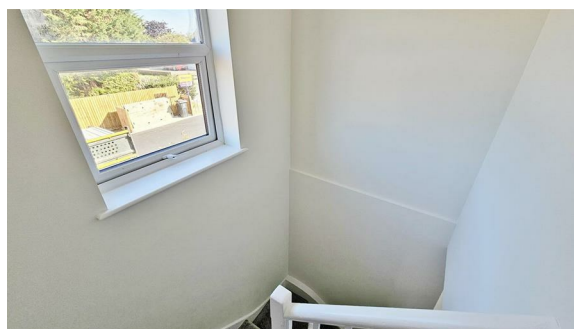
13'11" x 8'3"

Newly installed kitchen fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring Lamona electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Space for fridge/freezer. Part tiled walls. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door leading to rear garden.



Landing

Loft access. Spotlight. Doors to:



Bedroom One

11' x 9'6" max

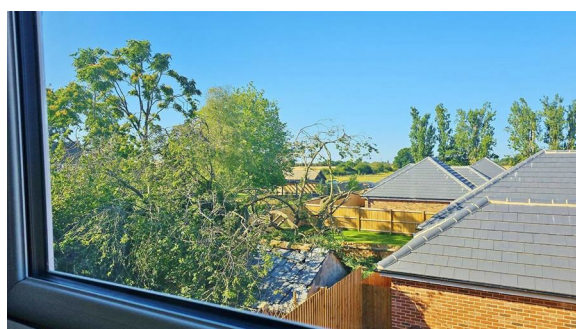
Large built in wardrobe. Radiator. Sealed unit double glazed window to front.



Bedroom Two

8'3" x 8'1

Radiator. Sealed unit double glazed window to rear.



Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment and rainfall shower head. Tiled splashbacks. Wood effect LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part porcelain paved area. Remainder laid to lawn. Raised beds laid to shingle. Outside light.



Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to lawn. Beds stocked with flowers and trees. Outside tap and light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

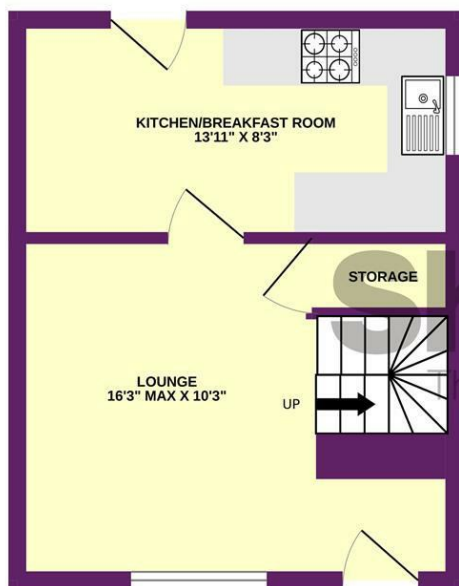
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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.

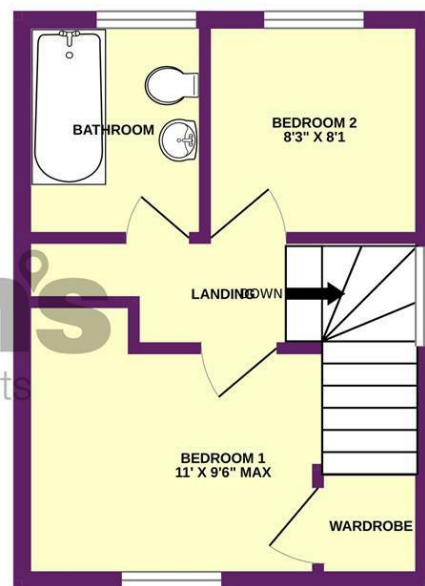
Disclaimer - wide angle lens etc.

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



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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