



Laxton Grove Great Holland, CO13 0SD

Nestled in the tranquil village of Great Holland is this splendid opportunity to acquire a completely RENOVATED. TWO DOUBLE BEDROOM DETACHED BUNGALOW. This beautiful presented property boasts two spacious double bedrooms, a newly fitted modern four-piece bathroom suite offering both luxury and practicality, a newly fitted fully integrated kitchen and an impressive 50-foot secluded west facing rear garden. The property is being offered with NO ONWARD CHAIN and is located in a quiet no through road. Great Holland is a village in Essex, located to the north-east of Holland-on-Sea, and west of Frinton-on-sea. The village is served by a bus service to Clacton-on-Sea to the south and Kirby Cross, to the north. The village also has two churches, a Methodist church and the parish church, 'All Saints' and a local community pub also within walking distance.

- Two Double Bedrooms
- Completely Renovated Throughout To A High Standard
- Newly Fitted Four Piece Bathroom Suite
- Newly Fitted, Fully Integrated Kitchen
- Newly Installed Central Heating System
- 50' Secluded, West Facing Rear Garden
- No Onward Chain
- Quiet, Village Location
- Garage & Off Street Parking
- EPC Rating C / Council Tax Band C



Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Newly fitted sealed unit double glazed entrance door leading to:

Hallway

Loft access. Doors to:



Lounge

16'6" x 14'10"

Downlights. Radiator. Sealed unit double glazed 'French' style doors with full length matching glazed window panels leading to rear.



Kitchen/Breakfast Room

12' x 10'1" + dr

Newly fitted with a range of modern matching fronted units. Square edge work surfaces. Inset one and half bowl sink drainer unit with mixer tap. Inset five ring induction hob with feature splashback and fitted extractor fan above. Built in eye level double oven. Further selection of matching units at both eye and floor level. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Wood flooring. Downlights. Vertical feature panel radiator. Sealed unit double glazed 'Georgian' style window to rear. Sealed unit double glazed door giving access to rear.



Bedroom One

14'6" x 11'7"

Downlights. Radiator. Sealed unit double glazed 'Georgian' style window to front with fitted blinds.



Bedroom Two

12'1" x 10'1"

Downlights. Radiator. Sealed unit double glazed 'Georgian' style window to front with fitted blinds.



Bathroom

Newly fitted four piece white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with integrated controls, over head rainfall shower and separate attachment. Fitted glass shower screen. Free standing oval bath with central taps. Fitted shelving. Fitted touch light mirror. Part tiled walls. Tiled flooring. Heated towel rail. Downlights. Two obscured sealed unit double glazed 'Georgian' style windows to side.



Outside - Rear

50'

West facing. Newly laid patio entertaining area. Remainder laid to lawn. Enclosed by panel fencing. Outside tap. Private access door to enlarged garage. Access to front via side.



Outside - Front

Newly paved providing off street parking. Part laid to lawn. Up and over door leading to enlarged garage.



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 0925

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.

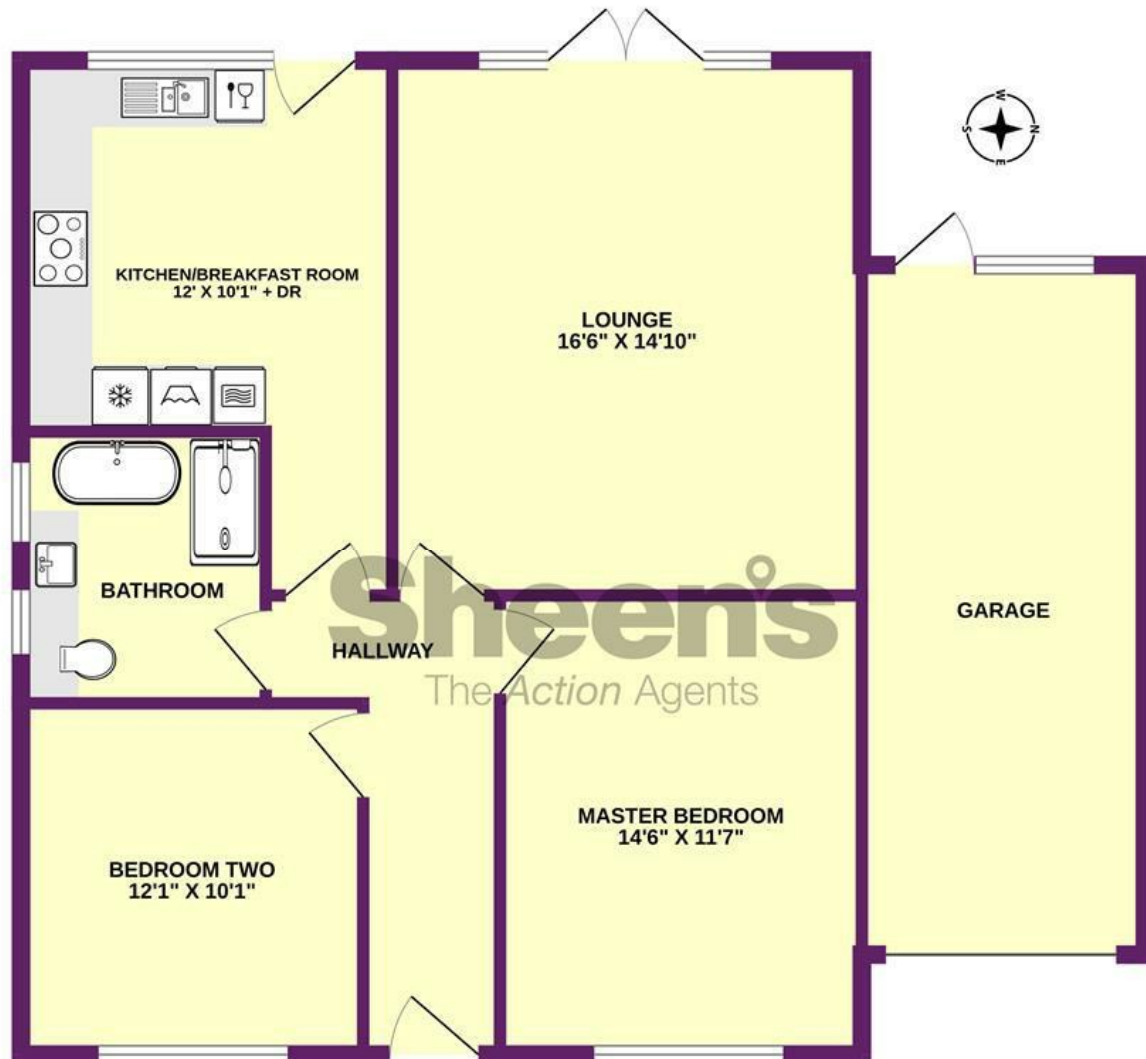
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.



GROUND FLOOR



LAXTON GROVE

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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