



Offers in excess of £270,000  
Brentwood Rd, Holland-on-Sea, CO15



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions



- TWO BEDROOM DETACHED BUNGALOW
- POPULAR HOLLAND-ON-SEA AREA
- CHAIN FREE
- SHARED PARKING
- CLOSE TO LOCAL AMENITIES
- SEPARATE GARAGE

Bonds of Essex Ltd are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW in the heart of Holland-on-Sea. The property is offered CHAIN FREE. Is in need of modernisation however can be moved into straight away. The property benefits from having double glazing throughout, separate garage, gas central heating, shared driveway for parking and approximately 40ft garden. Please call in for further details or to arrange an internal viewing on 01255 420222.

**Entrance Hallway** 12' 29" x 3' 93" (4.39m x 3.28m)

Wooden front door with single glazed pane of obscured glass, laid with carpet, single radiator. Doors to:

**Lounge** 20' 35" x 11' 02" (6.99m x 3.40m)

Laid with fitted carpet, double glazed window to rear, fitted with radiator and electric fire.

**Kitchen** 12' 43" x 8' 96" (4.75m x 4.88m)

Laid with linoleum flooring, small single radiator, wall and base level units, built in oven, hob and extractor hood, built in under counter fridge & freezer, airing cupboard housing boiler and water tank (NO SERVICE HISTORY)

**Dining Room** 6' 87" x 8' 97" (4.04m x 4.90m)

Laid with linoleum flooring, single radiator, double glazed window to rear, double glazed UPVC door to rear garden.

**Bathroom** 5' 57" x 6' 87" (2.97m x 4.04m)

Laid with carpet, low level WC, vanity unit fitted sink, fitted bath with shower head accessory taps, single radiator, double glazed window to side.

**Bedroom 1** 15' 04" x 10' 89" (4.67m x 5.31m)

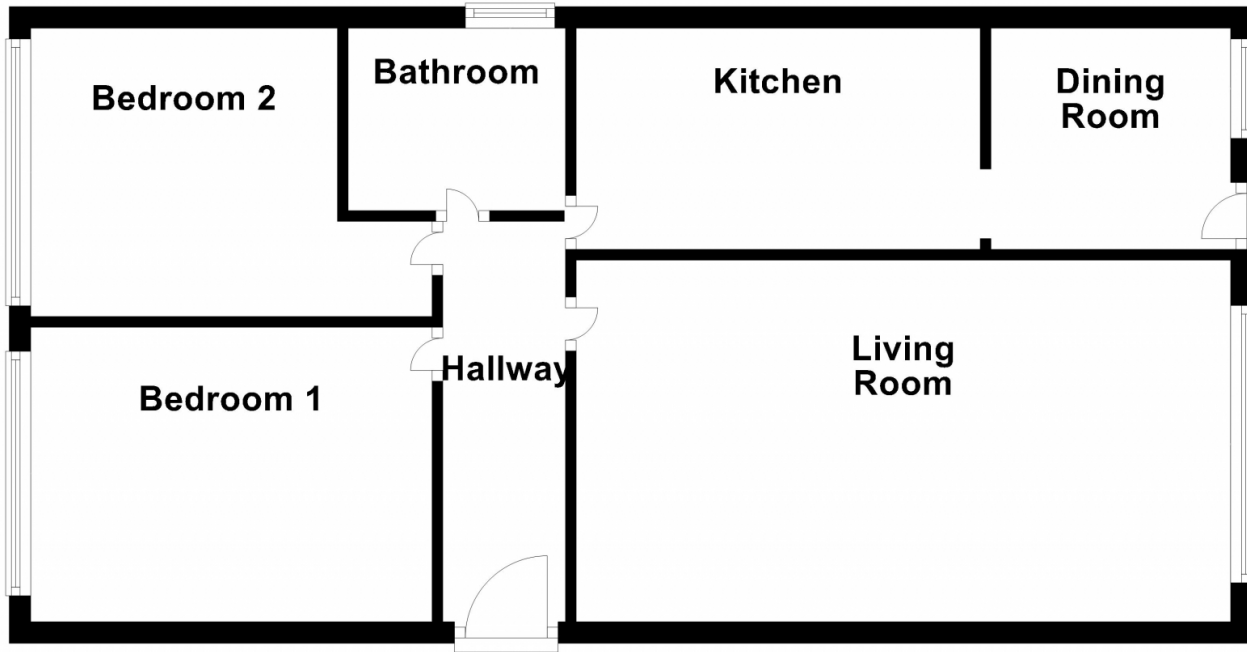
Laid with carpet, single radiator, fitted with built in wardrobes, double glazed window to front.

**Bedroom 2** 8' 95" x 12' 03" (4.85m x 3.73m)

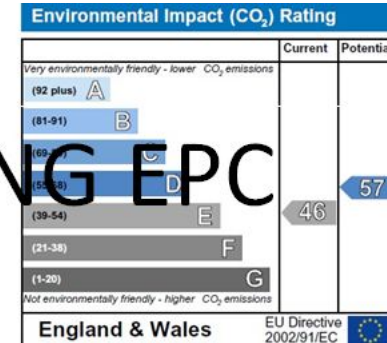
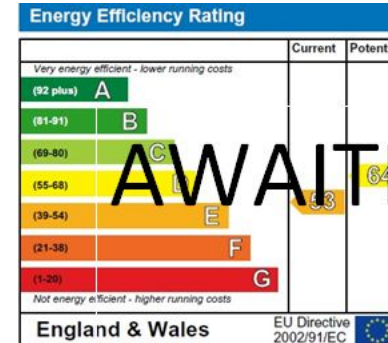
Laid with carpet, fitted with built in wardrobe, single radiator, double glazed window to front.

# Detached Bungalow

Approx. 661.5 sq. feet



Total area: approx. 661.5 sq. feet



AWAITING EPC

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### Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.