



Holland Road East Clacton, CO15 6ND

Situated in the sought after area of East Clacton, Sheen's are pleased to offer for sale this EXTENDED TWO BEDROOM DETACHED BUNGALOW. The bungalow finds itself positioned within approximately 500 metres of East Clacton's rejuvenated beaches and with Clacton-on-Sea's town centre and mainline railway station one mile away.

- Two Bedrooms
- 23' max x 20 max Lounge Diner
- 10'3 Fitted Kitchen
- Modern Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Approx 70' Rear Garden
- Garage and Off Street Parking
- EPC Rating D
- Council Tax Band C



Offers In Excess Of £310,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to front and side. Further double glazed door to;

HALLWAY

Radiator. Built in security safe. Doors to;

BEDROOM ONE

13'1 to wardrobes x 9'

Double glazed bay window to front. Radiator. Selection of fitted bedroom furniture.



BEDROOM TWO

10'4 x 10'1

Double glazed bay window to side. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. 'P' shaped panelled bath. Independent fully tiled shower cubicle with wall mounted shower (not tested). Heated towel rail. Fully tiled walls and floor. Double glazed window to side.



LOUNGE DINER

23' max x 20'8 max

Three radiators. Feature fireplace. Two double glazed windows to side. Two sets of patio doors leading to garden. open access to;



LOUNGE DINER



KITCHEN

10'3 x 9'4

Laminated rolled edge work surfaces with inset circular stainless steel sink unit and drainer. Inset four ring gas hob with electric oven under. Built in fridge freezer and dishwasher. All appliances not tested. Wall mounted gas boiler concealed in cupboard (not tested). Selection of matching cupboards and drawers at both eye and floor level with undercounter lighting. Larder cupboards. Double glazed window to side.



OUTSIDE - REAR

Measuring approximately 75' commencing with large decking area with lighting. Hot Tub. Fish Pond. Timber storage shed. Summerhouse. Greenhouse. The garden benefits from an array of various fruit trees and planters which are perfect for other fruit and vegetables. Enclosed by panelled fencing. Side pedestrian access to;



OUTSIDE REAR



OUTSIDE - FRONT

Large block paved driveway providing off street parking for numerous vehicles. Enclosed by small brick wall and mature hedging. Driveway leading to Garage.



GARAGE

Up and over door. Power and light connected. Plumbing and space for washing machine and tumble dryer. Courtesy door leading to garden.

LE 1123

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 between £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.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND 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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