



## Merrilees Crescent Holland-on-Sea, CO15 5XY

OFFERED WITH NO ONWARD CHAIN in the popular Essex coastal area of Holland-on-Sea is this EXTENDED THREE BEDROOM DETACHED BUNGALOW. The property is located approximately half a mile from Holland-on-Sea's Seafront and shopping amenities and within two miles of Clacton-on-Sea's mainline railway station and town centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Bedroom Three/Dining Room
- 15' x 13'1 Lounge
- 14'9 Kitchen/Breakfast Room
- Modern Shower Room
- Gas Central Heating (n/t)
- Westerly Facing Rear Garden
- No Onward Chain
- Must Be Viewed
- EPC Rating D

**Price £285,000 Freehold**



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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

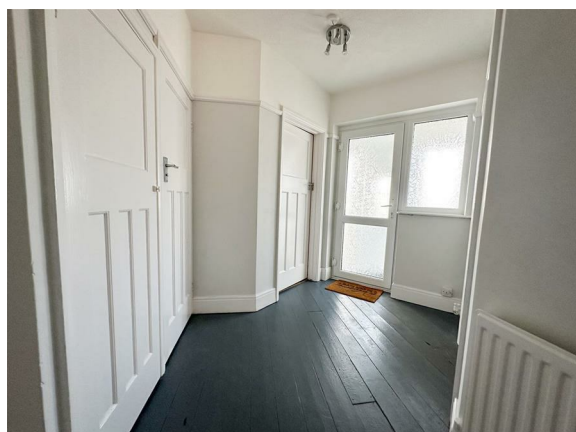
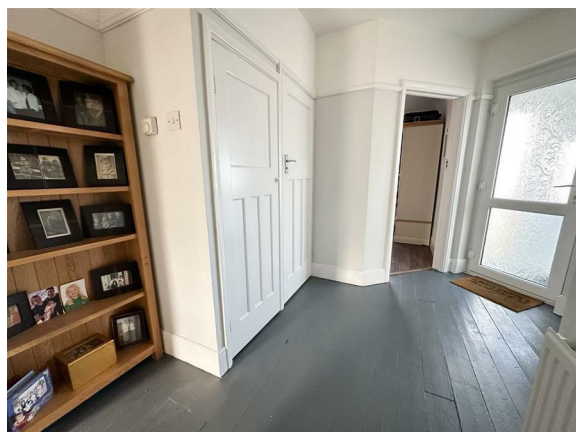
### ENTRANCE PORCH

Wood flooring. Double glazed windows to front. Double glazed window to hallway. Double glazed door giving access to:-



### HALLWAY

Exposed wood flooring. Loft access. Built in storage cupboard. Radiator. Door to:-



### BEDROOM ONE

11'10" x 11'

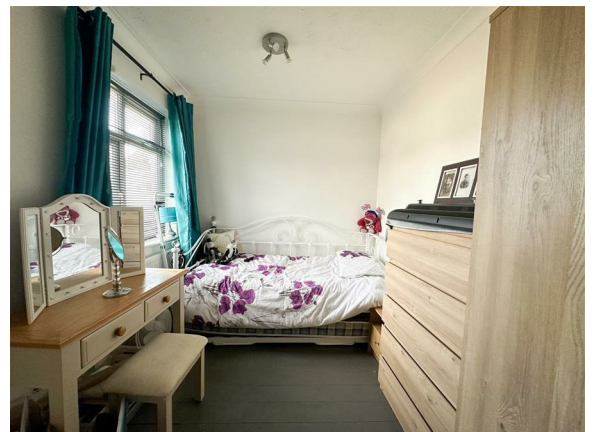
Wood effect flooring. Radiator. Double glazed window to front.



### BEDROOM TWO

11'6" x 8'

Exposed wooden flooring. Radiator. Double glazed window to front.



### BEDROOM THREE/DINING ROOM

12'5" x 7'9"

Exposed wooden flooring. Radiator. Double glazed window to side. Double glazed window to rear. Double glazed door to rear.



### SHOWER ROOM

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with wall mounted electric shower. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.



### LOUNGE

15' x 13'1"

Ornamental Georgian style decorative tiled fireplace. Two radiators. Two double glazed windows to side. Two windows to kitchen/breakfast room. Open access to Kitchen/breakfast room.



## ALTERNATE VIEW OF LOUNGE



## KITCHEN/BREAKFAST ROOM

14'9" x 11'4"

Fitted with a range of modern fitted units. Marble effect rolled edge work surfaces with cupboards and drawers below. Inset four ring electric hob with extractor hood above. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built in high level oven (all appliances not tested). Further selection of matching wall mounted units. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Part tiled walls. Wood effect flooring. Double glazed window to side. Double glazed window to rear. Double glazed door giving access to rear garden.



**OUTSIDE - FRONT**

Shingled hardstanding area providing off street parking for several vehicles. Pathway leading to entrance door. Access to rear via side gate.



## OUTSIDE - REAR

Westerly facing rear garden. Part paved patio area. Remainder laid to lawn. Beds stocking flowers, shrubs and bushes. Timber constructed summer house to remain. Outside tap. Outside sockets.



## 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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

## JE 1223

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 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

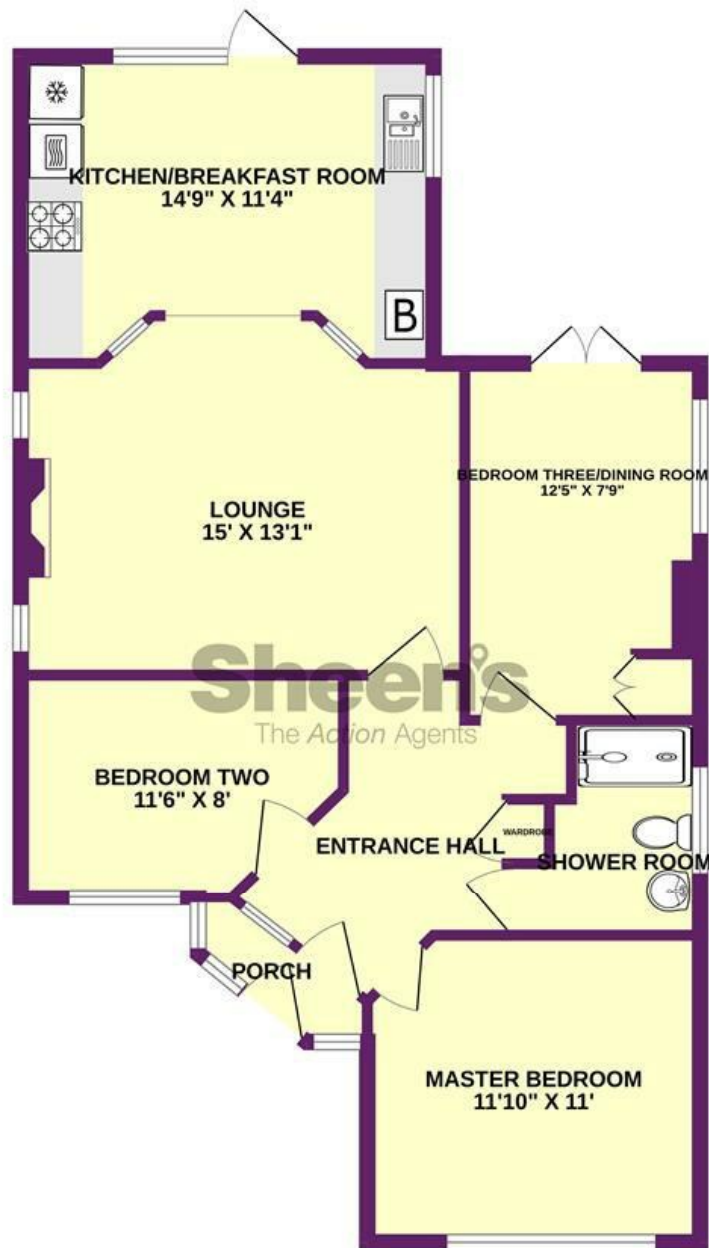
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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