

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Primrose Road Holland-On-Sea, CO15 5PX

**\*\* NO ONWARD CHAIN \*\*** Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located on the sought after sea front side of Frinton Road in the prestigious Holland-on-Sea and being offered with NO ONWARD CHAIN. The property is located within a short stroll of the Seafront and approximately two miles from Clacton-on-Sea's town centre and mainline railway station with direct links to London Liverpool Street. An early viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'6 x 12'4 Lounge
- 13'9 x 9' Dining Room
- 10'5 x 6'4 Kitchen
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- EPC Rating TBC



**Price £278,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE PORCH

Double glazed windows to side. UPVC double glazed door leading to rear garden. Wooden glazed door leading to;



### ENTRANCE HALL

Loft access. Radiator. Door to;

### DINING ROOM

13'9 x 9'

Inset gas feature fireplace with wooden fire surround. One storage cupboard. Additional storage cupboard housing wall mounted gas combination boiler (not tested) as well as a UPVC double glazed window. Radiator. Double glazed window to side. Door to;



## LOUNGE

12'6 into bay x 12'4

Inset electric feature fireplace with wooden fire surround.  
Radiator. Double glazed bay windows to front.



## KITCHEN

10'5 x 6'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for gas cooker. Space and plumbing for washing machine. Space for fridge and freezer. Part tiled. Radiator. Double glazed windows to front and side.



## BEDROOM ONE

15' x 10'10

Radiator. Double glazed window to rear. UPVC double glazed door leading to rear garden.





## BEDROOM TWO

10' x 9'2

Radiator. Double glazed window to rear. UPVC double glazed door leading to rear garden.



## SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle with wall mounted electric shower and showerhead attachment above (not tested). Fully tiled. Radiator. Double glazed window to side.



**OUTSIDE – FRONT**

Hard standing area providing off street parking with remainder being laid to lawn. Side pedestrian access to outside rear.



## OUTSIDE – REAR

Enclosed by panelled fencing. Patio paved area with remainder being laid to lawn. Borders lined with shrubs and flowers. Side pedestrian access leading to front.



## BA 0224

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.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

## 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

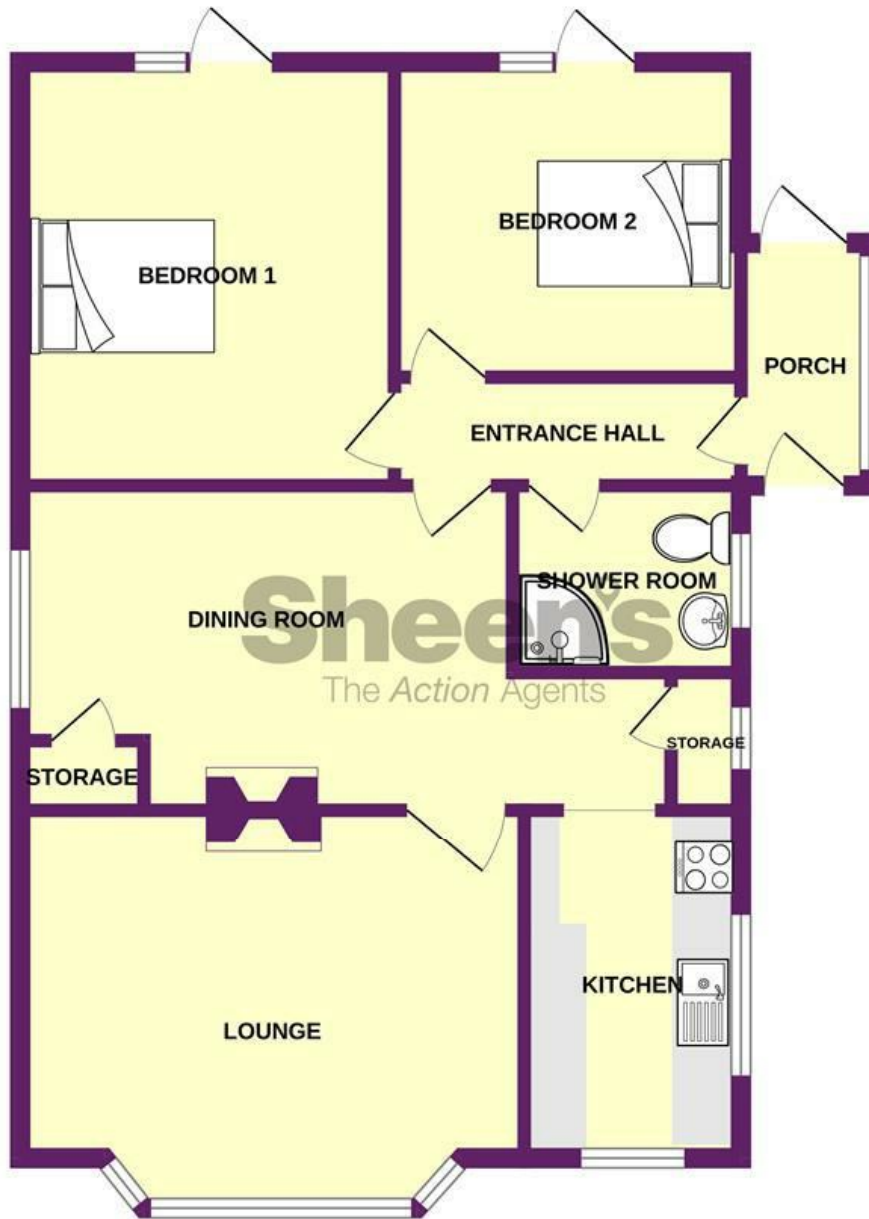
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



---



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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents