

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Windermere Road Holland On Sea, CO15 5BZ

Located in the sought after coastal area of Holland-on-Sea is this TWO BEDROOM SEMI DETACHED BUNGALOW. The property is offered with No Onward Chain and is in need of modernisation. Local shopping amenities in Holland are located within 200 metres with the regenerated beaches and sea front around half a mile away. Clacton's town centre and mainline railway station are positioned within one and a half miles. An early internal inspection is advised to appreciate the property on offer.

- Two Bedrooms
- 13'4 x 12'1 Lounge
- 13'1 max Kitchen/Diner
- Bathroom & Seperate W.C.
- Gas Central Heating (n/t)
- Garage Located to Rear of Property
- 44' South Westerly Facing Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC



**Price £230,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE PORCH

Further glazed wooden door to:

#### ENTRANCE HALLWAY

Picture rail. Radiator. Loft access. Double glazed entrance door to:



#### BEDROOM ONE

11'7 plus door recess x 11'8

Picture rail. Double glazed window to rear. Storage cupboard. Radiator.



## BEDROOM TWO

10' x 9'5 max

Double glazed windows to front and side, Storage cupboard. Radiator.



## BATHROOM

Fully tiled walls. Comprises vanity hand wash basin with cupboards below. Panelled bath. Radiator. Double glazed window to side.



## SEPERATE W/C

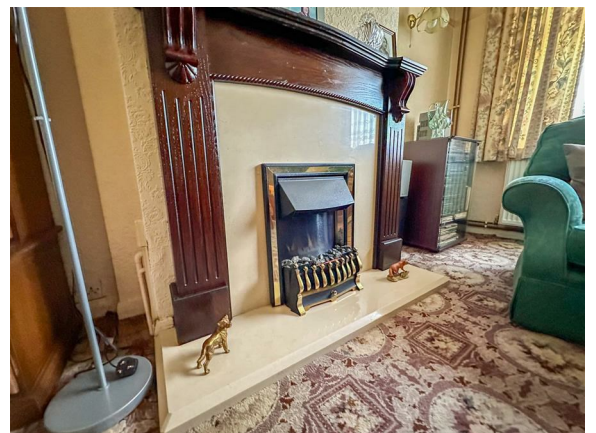
Fully tiled walls. Low level W.C. Double glazed window to side. Radiator.



## LOUNGE

13'4 x 12'1

Picture rail. Double glazed window to front. Feature fireplace with inset electric fire (not tested). Radiator.



## KITCHEN/DINER

13'1 nar 9' x 9'1

Fitted with a range of wood effect panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Plumbing and space for washing machine. Space for cooker. Range of matching wall units. Radiator. Double glazed windows to side and rear. Radiator. Doors to:



### LEAN TO

8'3 x 6'7

Glazed roof. Double glazed window to rear. Radiator. Door to Outer lobby with further glazed door to garden.



### OUTSIDE FRONT

Front garden is laid to lawn with array of shrubs. Pathway leading to front door and side pedestrian gate giving access to garden. The property also benefits from Garage to the rear which is accessed adjacent in Chelmsford Road.



### GARAGE & STORAGE

The property has the benefit of a right of way over the 10ft strip of land leading to Chelmsford Road. Garage with up and over door. Additional door leading to storage area.



## OUTSIDE REAR

Approx 44' south westerly facing rear garden. Garden is in need of Cultivation.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): yes

(Electricity): yes

(Water): yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: The property has the benefit of a right of way over the 10ft strip of land leading to Chelmsford Road.

## 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

## EH 0324

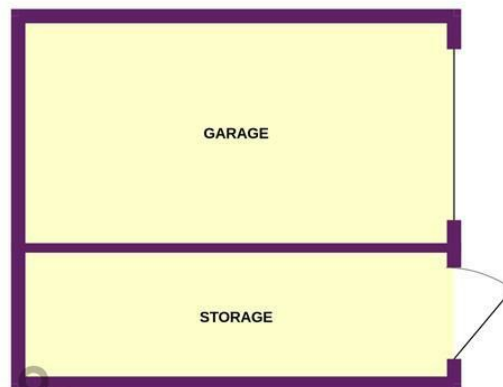
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GROUND FLOOR

GARAGE



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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