



Slade Road Holland-on-Sea, CO15 5EQ

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located on Slade Road in the picturesque Holland-on-Sea. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With two bedrooms, including an EXTENDED SECOND BEDROOM. Don't miss the opportunity to make this detached bungalow your new home. Embrace the serenity of Holland-on-Sea and enjoy the comfort and convenience this property has to offer. An early inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'2 x 10'4 Lounge
- 11'2 x 8'7 Kitchen
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Loft access. Radiator. Doors to;

LOUNGE

17'2 x 10'4

Inset electric feature fireplace with fire surround (not tested). Radiator. Double glazed windows to front.



KITCHEN

11'2 x 8'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for gas cooker. Space and plumbing for washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Larder cupboard. Partly tiled. Wall mounted gas boiler (not tested). Airing cupboard. Radiator. Double glazed window to front and side.



BEDROOM ONE

13'8 x 9'10

Radiator. Double glazed window to rear.



BEDROOM TWO

14'6 x 8'10

Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to outside rear.



SHOWER ROOM

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



OUTSIDE - FRONT

Shared access drive providing access to lawned front garden. Garden is enclosed by small brick wall. Side pedestrian access to rear.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed, Side pedestrian access leading to front.



BA 0424

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: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

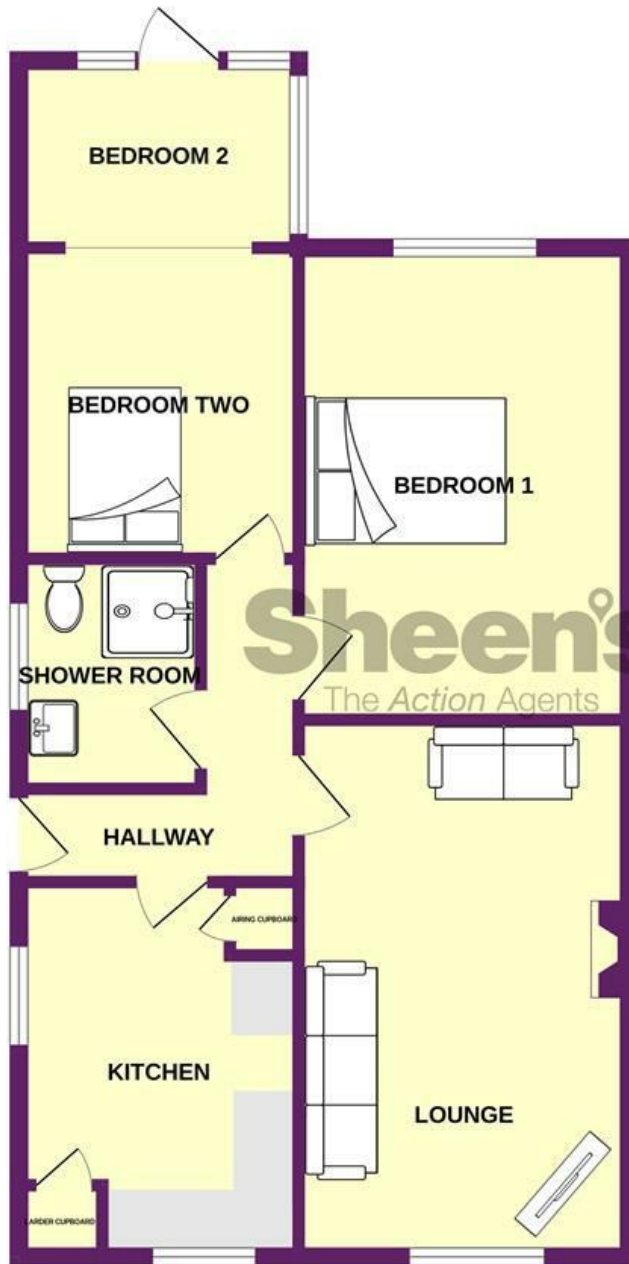
Non-Standard Property Features To Note: N/A

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.



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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