

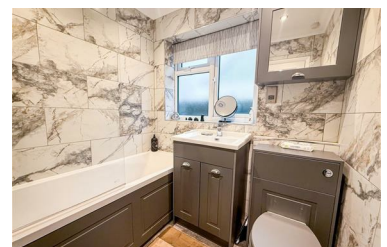


## Viking Way Holland-On-Sea, CO15 5TJ

Located in the sought after Holland-on-Sea area is this TWO BEDROOM SEMI-DETACHED BUNGALOW which has been extensively modernised over recent years by the current vendor. The property is located just 300 metres from Holland's regenerated beaches and sea front with Clacton's town centre and mainline railway station are positioned. The property benefits from distant open views to the rear and an early inspection is advised to appreciate the accommodation, excellent presentation and gardens on offer.

- Two Bedrooms
- 15'4 Lounge/Diner
- 9'11 Modern Fitted Kitchen
- Modern Three Piece Bathroom
- 10'2 Conservatory
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 85' Rear Garden
- Distant Open Views To Rear
- EPC Rating C & Council Tax B

**Price £275,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Double glazed windows to front and side. Further glazed wooden entrance door to Entrance Hallway.

### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Built in storage cupboard. Door to Lounge/Diner. Door to Bedroom Two.



### LOUNGE/DINER

15'4 x 10'6

Radiator. Wood effect flooring. Double glazed window to front. Door to Inner Hallway.



### INNER HALLWAY

Built in double storage cupboard. Loft access with loft ladder to loft space - housing gas combination boiler (not tested). Doors to:

## BEDROOM ONE

12'1 x 10'2

Part grey wood panel and mirror fronted Fitted wardrobes. Wood effect flooring. Radiator. Double glazed window to rear with views over garden and distant open views.



## VIEWS TO REAR FROM BEDROOM ONE



## BEDROOM TWO

9'5 x 9'1

Wood effect flooring. Radiator. Two double glazed windows to side. Further door to Hallway.



## BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and shower above with glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Grey Designer towel rail. Fully tiled marble effect walls. Tiled flooring. Double glazed window to side.





## KITCHEN

9'11 x 8'5

Fitted with a modern kitchen. Comprises grey panel fronted units. Wood panel effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl grey sink unit with mixer tap. Inset four ring electric ceramic hob with stainless steel extractor hood above and under counter electric oven (not tested). Space and plumbing for washing machine. Wood effect flooring. Tiled splash backs. Fitted matching dresser unit with wall mounted crockery display shelving. Double glazed window and door to Conservatory.



## ALTERNATE VIEW OF KITCHEN



## CONSERVATORY

10'2 x 6'5

Part brick built. Poly carbonate roof. Tiled flooring. Radiator. Space for tall fridge/freezer and tumble dryer. Double glazed windows to side and rear overlooking garden with distant open views. Double glazed door to garden.



## OUTSIDE - FRONT

Front garden is mainly laid to lawn with borders. Hard standing area providing off street parking for numerous vehicles leading to garage with up and over door. Gate gives side pedestrian access to:



## OUTSIDE - REAR

Approx 85' rear garden. Mainly laid to lawn. Array of shrub borders. Block paved patio area. Personal door to garage. Enclosed by panel fencing. Distant open views to rear.





ALTERNATE VIEW OF GARDEN



## VIEWS TO REAR



## HOLLAND SEA FRONT

Holland sea front with its regenerated beaches and sea front are located around 300 metres away.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## JE 0124

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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