



Slade Road Holland-on-Sea, CO15 5EH

**** REFURBISHMENT REQUIRED ****

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located on Slade Road in the picturesque Holland-on-Sea. The property is in need of REFURBISHMENT which presents a fantastic opportunity for you to unleash your creativity and design a home tailored to your taste. With NO ONWARD CHAIN, the process of making this property your own is made even smoother. An early inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 20'3 x 11'4 Lounge
- 11'9 x 11'6 Kitchen
- Bathroom Suite
- 12'1 x 5'9 Conservatory
- Majority Double Glazed
- Gas Central Heating (n/t)
- Refurbishment Required
- No Onward Chain
- EPC Rating TBC

Price £230,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Loft access. Storage cupboard. Radiator, Door to;

LOUNGE

20'3 x 11'4

Inset electric feature fireplace with fire surround (not tested). Two radiators. Double glazed windows to front and side,.



KITCHEN

11'6 x 11'9

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap,. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for fridge and freezer. Space for cooker. Space for white goods appliances. Wall mounted gas boiler (not tested). Airing cupboard. Part tiled. Radiator. Double glazed window to side. UPVC double glazed door leading to the outside side.



BEDROOM ONE

12'10 x 10'11

Radiator, Double glazed window to rear.



BEDROOM TWO

12'7 x 8'11

Radiator. Glazed window to rear. Wooden glazed door to:



CONSERVATORY

12'1 x 5'9

Glazed windows to side and rear. Wooden glazed door leading to Garage. Wooden glazed door to outside rear garden.

BATHROOM

Two piece suite comprising; Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Heated towel. Double glazed window to side.



SEPARATE W.C

Comprises: Low level W.C. Part tiled double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Access to garage. Side pedestrian access leading to rear.



GARAGE

Up and over door.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front.



BA 0425

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: N/A

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.

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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