



## Frinton Road Holland-On-Sea, CO15 5SP

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM FAMILY HOUSE** situated in the popular Holland-on-Sea. The property benefits from being located within 500m of the **SEAFRONT** as well as having a **GARAGE EN BLOC**. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **23'5 x 10'10 Lounge/Diner**
- **9'6 x 7'2 Kitchen**
- **16' x 9'4 Conservatory**
- **Three Piece Bathroom Suite**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Garage En Bloc**
- **Council Tax Band B**
- **EPC Rating TBC**



**Price £270,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front and sides. UPVC double glazed door leading to;

### ENTRANCE HALL

Stairflight to first floor. Understairs storage cupboard. Open access to;





## LOUNGE DINER

23'5 x 10'10

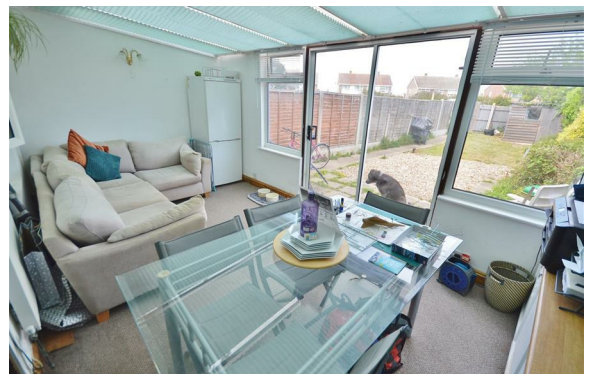
Inset wall mounted electric feature fireplace with wooden fire surround (not tested). Two radiators. Wooden sliding door to Kitchen. Double glazed sliding door to;



## CONSERVATORY

16' x 9'4

Radiator. Double glazed window to rear. Double glazed sliding door leading to rear garden.



## KITCHEN

9'6 x 7'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaced with inset single drainer stainless steel sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker with extractor hood above (not tested). Space for fridge and freezer. Part tiled. Space and plumbing for washing machine. Double glazed window to rear.



## FIRST FLOOR LANDING

Loft access. Door to;

## BEDROOM ONE

10'6 x 9'8

Storage cupboard. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'5 x 8'11

Airing cupboard housing hot water tank (not tested). Radiator. Double glazed window to front.



### BEDROOM THREE

8'5 x 6'1

Built in wardrobe. Radiator. Double glazed window to front.



### THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W,C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Towel rail. Double glazed window to rear.



### OUTSIDE FRONT

Stone shingled area. Patio paved path leading to front entrance.





## OUTSIDE REAR

Stone shingled area with remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Rear access leading to Garage en bloc,



## GARAGE EN BLOC

Up and over door.



## BA 0525

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: N/A

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



1ST 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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**Sheen's**  
The Action Agents