



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

Located in the sought after Holland-on-Sea area, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located just 300 metres from Holland's regenerated beaches and sea front with Clacton-on-Sea's town centre and mainline railway station located approximately two and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'2 x 11'1 Lounge
- 9'2 x 9' Kitchen
- Wetroom
- Off Road Parking
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- South Facing Garden
- EPC Rating D & Council Tax B



**Price £235,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Storage cupboard housing wall mounted gas boiler (not tested).  
Door to;



### LOUNGE

15'2 x 11'1

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



## ALTERNATE VIEW OF LOUNGE



## INNER HALL

Loft access. Radiator. Doors to;



### BEDROOM ONE

12'3 x 10'5

Radiator. Double glazed window to rear.



### BEDROOM TWO

10' x 8'9

Radiator. Double glazed window to rear.



### UTILITY ROOM

11'2 x 4'6

Space and plumbing for white goods appliances. UPVC double glazed door leading to outside front. Double glazed window to side. Open access to;





## KITCHEN

9' x 9'2

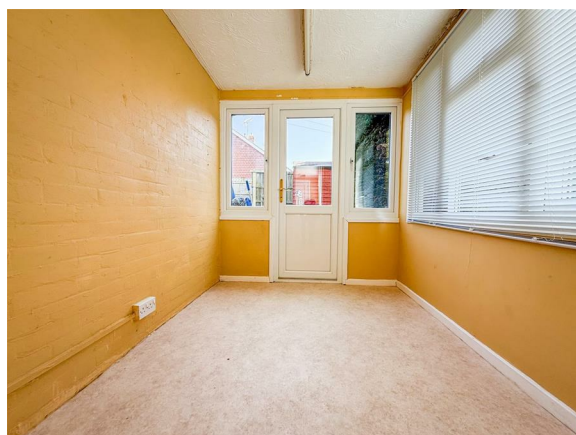
Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Inset four ring gas hob with oven under. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed window to rear. Wooden glazed door leading to;



## FURTHER UTILITY AREA

8'3 x 6'5

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



### WETROOM

Comprises; Low level W.C. Wall mounted corner hand wash sink basin. Wall mounted electric shower with shower-head attachment above. Radiator. Majority tiled. Double glazed window to side.



### OUTSIDE - FRONT

Patio paved path leading to front entrance. Remainder being laid to lawn. Side pedestrian access leading to rear.





## OUTSIDE - REAR

Staggered patio paved rear garden. Wooden storage shed. Enclosed by panelled fencing. Rear access leading to off road parking.



## ALTERNATE VIEW OF GARDEN



### GREENSWARD NEARBY

There is a local greensward located within 50 metres.



### HOLLAND SEA FRONT

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

### BA 0225

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): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband):

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

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GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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