



Slade Road Holland-On-Sea, CO15 5EH

Located in the popular Holland-on-Sea area, Sheens Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM SEMI-DETACHED CHALET. The property is being offered with NO ONWARD CHAIN and is conveniently located within 300m of local shopping amenities within Holland-on-Sea.

- Two Double Bedrooms
- 15' Lounge
- 13' Kitchen Diner
- Ground Floor Cloakroom
- Double Glazed Windows
- Gas Central Heated
- 24' Garage
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Offers In Excess Of £215,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Electric opening double glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed door to entrance hallway.

ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Doors to:

KITCHEN DINER

13'1 x 12'8

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine and dishwasher. Selection of matching white units at both eye and floor level. Storage cupboard housing hot water cylinder (not tested). Tiled splashbacks. Radiator. Double glazed window to front and side.



LOUNGE

15' x 12'8

Double glazed window to side and rear. Radiator. Feature fireplace. Double glazed door leading to rear lobby.



REAR LOBBY

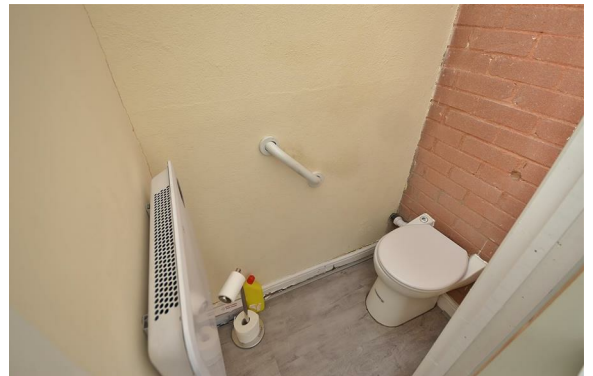
8'8 max x 8'

Double glazed windows to sides and rear. Double glazed door leading to garden. Door to:



GROUND FLOOR CLOAKROOM

Comprises of low level W.C. Wall mounted heater.



FIRST FLOOR LANDING

Doors to:

BEDROOM TWO

12'8 x 9'1

Double glazed window to front. Radiator. Storage cupboard housing wall mounted gas boiler (not tested). Loft access.



BATHROOM

White suite comprising of low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted electric shower over (not tested). Heated towel rail. Two double glazed windows to side.



BEDROOM ONE

16'1 x 12'8

Double glazed window to rear. Radiator. Built in double wardrobe.



OUTSIDE REAR

Measuring approximately 60' South facing rear garden. Commencing with paved patio area with veranda. Raised sleeper beds. Slope leading to hard standing area with further raised beds. Timber storage shed. Detached garage. Electric metal gated giving access to front.



GARAGE

24'1 x 9'2

Electric up and over door. Power and light connected. Courtesy door to side.

OUTSIDE FRONT

Block paved driveway providing off street parking for numerous vehicles.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: The property has solar panels which are owned rather than leased.

LE 08/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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