

11, Manchester Road  
Holland-On-Sea, CO15 5PL

Price £325,000 Freehold

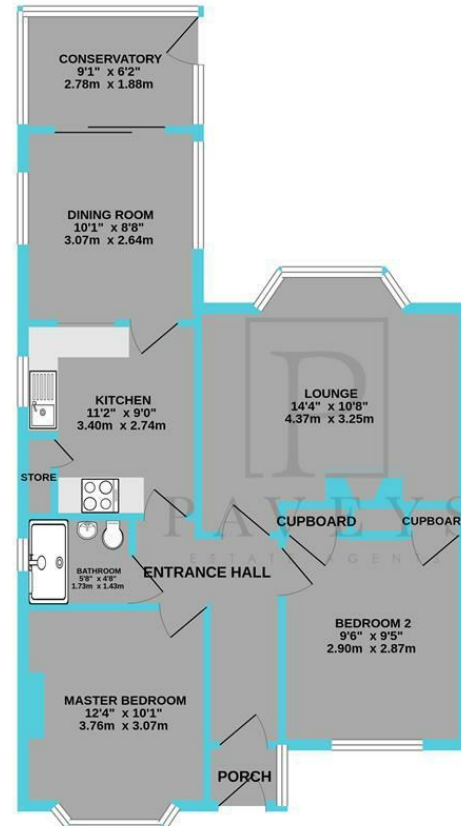


PAVEYS  
ESTATE AGENTS

Positioned a short walk from the Kings Parade and the beautiful beach at Holland on Sea is this DETACHED BUNGALOW with GENEROUS REAR GARDEN for sale with NO ONWARD CHAIN. Key features of this bright and sunny property include a lounge with views over the garden, dining room, conservatory, two double bedrooms, Shaker style kitchen and bathroom. To the front of the property is a driveway providing ample off road parking and to the rear an established and well maintained garden. The property is situated in a quiet tree lined road and is a short distance from the shops, supermarkets, restaurants and pubs on the Frinton Road. An internal viewing is recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		81	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

### PORCH

UPVC double glazed porch with double glazed door to front, double glazed windows to front and side aspects, poly carb roof.

### ENTRANCE HALL

UPVC double glazed entrance door, fitted carpet, picture rail, built in cupboard, radiator.

### LOUNGE 144 x 10'8 (43.89m x 3.25m)

Double glazed bay window to rear overlooking the garden, fitted carpet, feature fireplace with surround and hearth and gas fire inset, coved ceiling, radiator.

### KITCHEN 11'2 x 9' (3.40m x 2.74m)

Modern Shaker style over and under counter units, work tops, inset white ceramic sink and drainer with mixer tap. Built in cooker, space and plumbing for washing machine, space for fridge freezer. Double glazed window to side, serving hatch to Dining Room, vinyl flooring, built in cupboard, part tiled walls.

### DINING ROOM 101 x 8'8 (30.78m x 2.64m)

Double glazed sliding patio doors to rear Conservatory, double glazed window to side, vinyl flooring, radiator.

### CONSERVATORY 9'1 x 6'2 (2.77m x 1.88m)

Double glazed door to rear garden, double glazed windows to rear and side aspects with views over the garden, vinyl flooring, poly carb roof.

### MASTER BEDROOM 12'4 x 10'1 (3.76m x 3.07m)

Double glazed bay window to front, fitted carpet, picture rail, radiator.

### BEDROOM TWO 9'6 x 9'5 (2.90m x 2.87m)

Double glazed window to front, fitted carpet, picture rail, radiator.

### SHOWER ROOM 5'8 x 4'8 (1.73m x 1.42m)

White suite comprising low level WC, vanity wash hand basin with cupboard beneath and large walk in shower. Double glazed window to side, vinyl flooring, fully tiled walls, chrome heated towel rail.

### OUTSIDE FRONT

Hardstanding frontage providing ample off road parking, shingled borders and small flower bed. Generous side access with gated access to the rear garden.

### OUTSIDE REAR

Good size garden, laid to lawn with mature plants, flowers, hedgerows and conifer trees. Paved patio area, shingled plant bed, timber shed, gated access to front.

### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.