



Laxton Grove Great Holland, CO13 0SD

Situated in the sought after picturesque village of Great Holland, Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED CHALET. The property is conveniently situated within one mile of Kirby Cross's mainline railway station and within two miles of Frinton's town centre and seafront. It is in the valuer's opinion that an early internal inspection is highly recommended to avoid disappointment. Great Holland is a village in Essex, located to the north-east of Holland-on-Sea, and west of Frinton-on-sea. The village is served by a bus service to Clacton-on-Sea to the south and Kirby Cross, to the north. The village also has two churches, a Methodist church and the parish church, 'All Saints' and a local community pub also within walking distance.

- Two Double Bedrooms
- Ground Floor Bathroom
- First Floor WC
- Secluded Rear Garden
- Garage & Ample Off Road Parking
- Large Lounge/Diner
- Spacious Conservatory
- Sought After Location
- Council Tax Band - D
- EPC Rating - C



Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Obscured sealed unit double glazed windows to side and front aspect. Obscured sealed unit double glazed door leading to:



Entrance Hall

Stair flight to first floor. Radiator. Sealed unit double glazed window to side. Door to:



Bathroom

Four piece white suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted corner shower cubicle with wall mounted shower attachment and double sliding doors. Fitted bath with bath taps and separate wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Radiator. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side and front.



Lounge/Diner

28'9" x 13'5"

Fire surround with inset gas fire. Two radiators. Sealed unit double glazed windows to all aspects. Sealed unit double glazed 'French' style doors leading to conservatory.



Kitchen

12'5" x 12"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric induction hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Enclosed combination boiler providing heating and hot water throughout. Glass display units. Part tiled walls. Tiled flooring. Integrated dishwasher. Integrated fridge. Integrated washing machine. Fitted breakfast bar. Under cupboard lighting. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

23'1" x 8"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden. Obscured sealed unit double glazed door leading to garage with power/light connected.



Landing

Eaves storage cupboard. Doors to:



Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Radiator.



Bedroom One

12'6" x 9'6"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'2" x 8'9"

Built in wardrobes. Eaves storage cupboard. Radiator. Sealed unit double glazed window to rear.



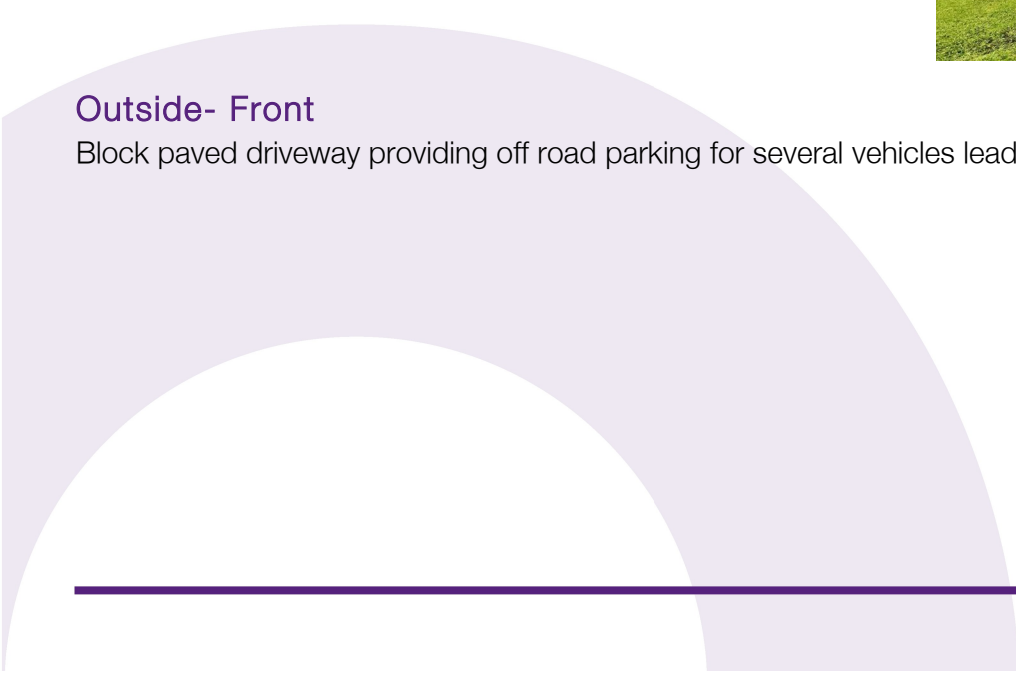
Outside- Rear

Part block paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Further raised bed laid to shingle for ideal seating area. Shed to remain. Access to front via side gate. Outside light. Outside tap. Enclosed by panelled fencing.



Outside- Front

Block paved driveway providing off road parking for several vehicles leading to garage with up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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.

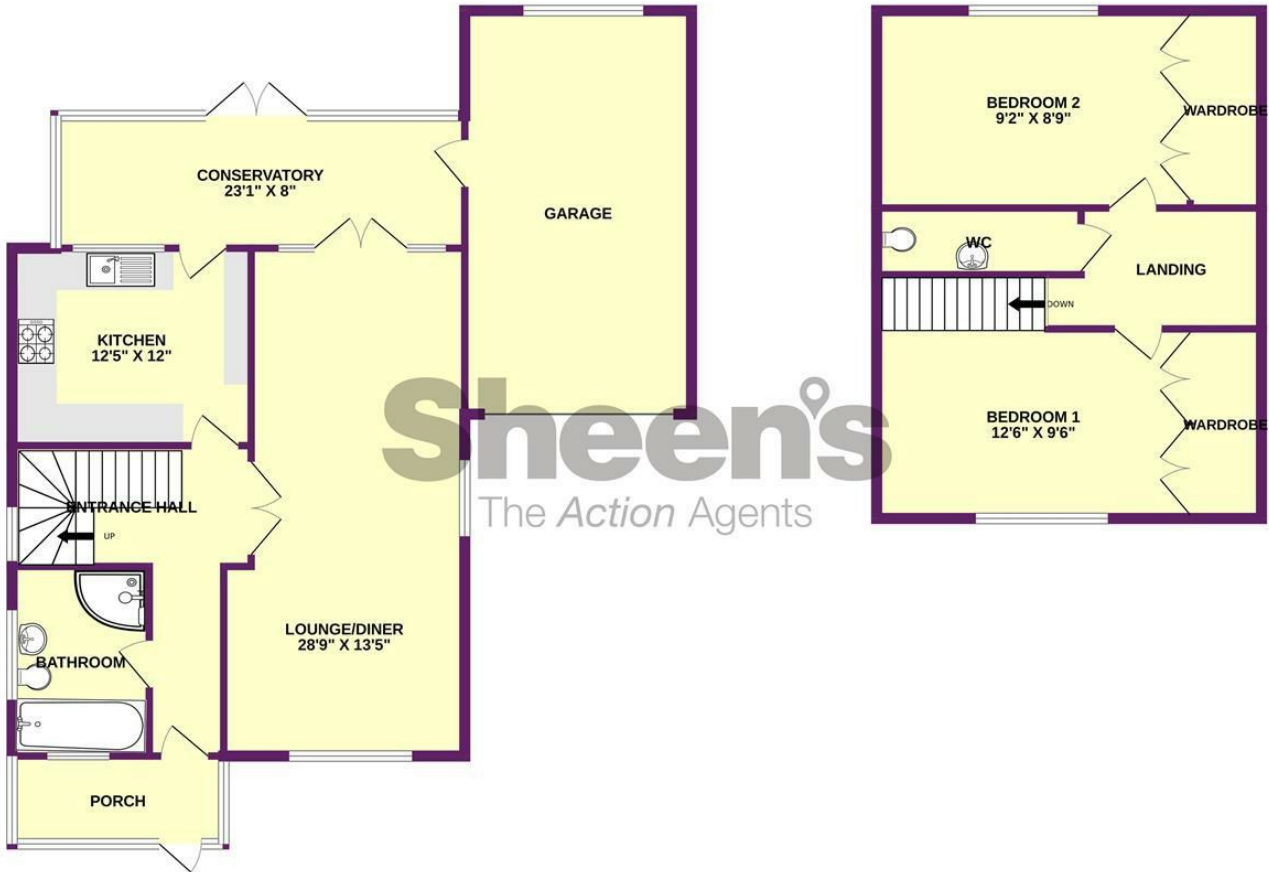
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.3 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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Selling properties... not promises

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