



Rectory Road Great Holland, CO13 0JP

Situated in the sought after semi-rural village of Great Holland, Sheen's Estate Agents have the pleasure in offering for sale this charming THREE BEDROOM, SEMI-DETACHED HOUSE. The property benefits from a 35ft rear garden and 48' front garden, 23'9" lounge/diner and three well proportioned bedrooms. The property is conveniently located within a short walk of beautiful countryside walks, a local public house and a bus route giving access to Frinton-on-Sea which is within three miles of the property. It is in the valuers opinion that internal inspection is highly recommended to appreciate the property which is on offer.

- Three Bedrooms
- Beautiful Semi-Rural Village
- 23'9" Lounge/Diner
- Secluded Rear Garden
- 48' Front Garden
- Ample Off Street Parking
- Welcoming Entrance Porch & Hallway
- Quiet, No Through Road
- Must Be Viewed
- EPC Rating D/ Council Tax Band - B



Price £299,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed stained glass leadlight hardwood entrance door leading to:-

Entrance Porch

Tiled flooring. Two sealed unit double glazed windows to side and front aspects. Obscured glazed door with full length obscured glazed panel leading to:-



Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Door to:-



Lounge/Diner

23'9" x 10'10"

Fireplace with tiled hearth and open fire under. Fitted shelving and floor level storage cupboards. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed patio doors giving access to rear.



Kitchen

8'10" x 7'10"

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset ceramic one and a half bowl with mixer tap. Space for cooker with extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.



First Floor Landing

Loft access with pull down ladder and lighting connected. Doors to all rooms. Door to:-



Master Bedroom

13'3" x 10'1"

Built in airing cupboard. Radiator. Sealed unit double glazed window to front.



Bedroom 2

11' x 10'8"

Radiator. Sealed unit double glazed window to rear.



Bedroom 3

10'3" x 6'10"

Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

35' approx

Courtyard mature rear garden. Beds stocking flowers, shrubs and trees. Undercover patio seating area. Private door to brick built storage. Outside tap. Outside light. Enclosed by panelled fencing. Outside double socket. Access to front via side gate.



Outside - Front

50' approx

Part laid to lawn. Beds stocking array of mature flowers, shrubs and bushes. Hardstanding area providing ample off street parking. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0725

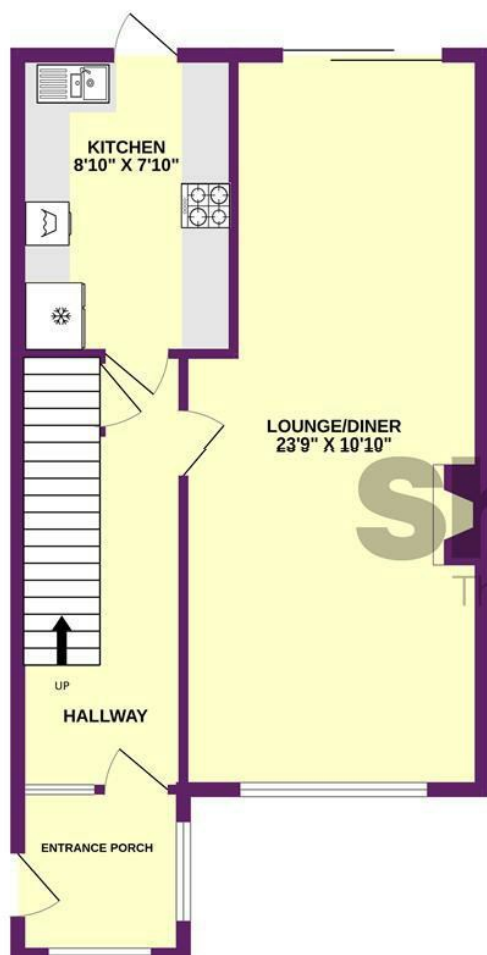
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

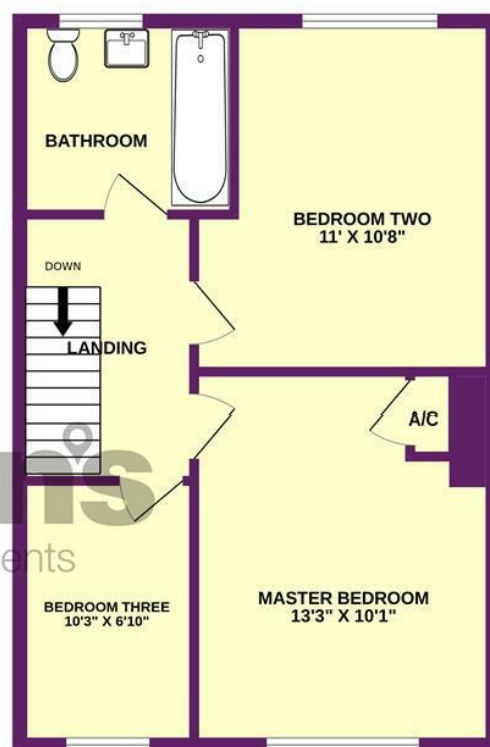
Particular Disclaimer

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.

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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