


# Frinton Road, Holland on Sea, CO15 5UP

**£270,000**

**Chain Free**

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

A spacious two-bedroom detached bungalow, perfectly positioned in Holland on Sea, offering comfortable living and an excellent opportunity for those seeking a property with no onward chain. This home is conveniently located within walking distance of local shops and boasts a southerly-facing garden.

Step inside to discover a spacious 22'2" Lounge Diner, a bright and inviting space overlooking the rear garden, ideal for relaxation and entertaining. The well-proportioned 11'6" x 10'2" Kitchen provides a practical area for culinary pursuits. This home features two generous double bedrooms, ensuring ample personal space. A white bathroom suite, complete with a shower over the bath, serves the property, along with the added convenience of a separate additional WC.

Further benefits include a gas heating system and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, the property offers a garage and additional off-street parking to the rear, accessible from Princes Road. The private southerly-facing garden provides a pleasant outdoor space for enjoying the sunshine.

Situated in Holland on Sea, this home enjoys proximity to everyday amenities and local shops, making daily errands a breeze. The attractive location offers a balance of community feel and accessibility.

Early viewings are highly recommended to appreciate the potential and lifestyle this delightful bungalow offers.

**Lounge Diner** - 6.76m x 3.63m (22'2" x 11'11")

**Kitchen** - 3.51m x 3.1m (11'6" x 10'2")

**Bedroom One** - 4.52m x 3.51m (14'10" x 11'6")

**Bedroom Two** - 3.28m x 3.1m (10'9" x 10'2")

**Bathroom** - 1.98m x 1.65m (6'6" x 5'5")

**Additional WC**

**Garden** - Southerly Facing

**Garage & Parking** - To The Rear. Accessed from Princes Road

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- Two Double Bedrooms
- 22'2 Lounge Diner
- 11'6 x 10'2 Kitchen
- White Bathroom
- Separate Additional WC
- Double Glazing
- Gas Heating System
- Garage and Parking to Rear
- No Onward Chain
- Walking Distance of Local Shops

Material information for this property:
Tenure is Freehold.
Council Tax Band: C.
EPC Rating: C.
Services Connected:
Electricity - Yes (Mains supply).
Gas - Yes (Mains Gas).
Water - Yes (Mains supply).
Sewerage type - Mains .
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard property features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.


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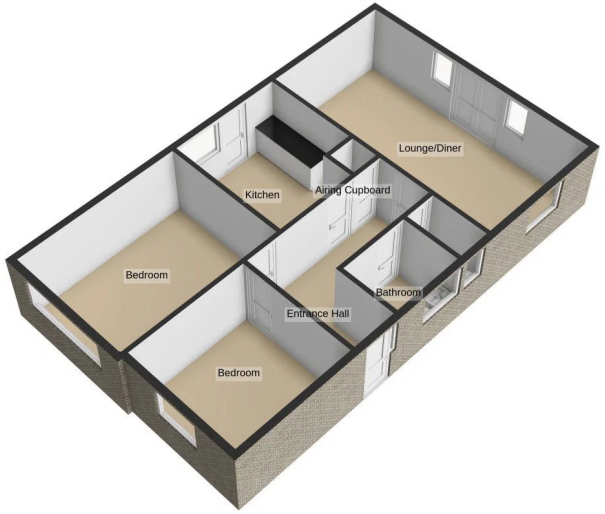
GROUND FLOOR




FRINTON ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5UP

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 illustration 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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Ground Floor
816 sq.ft. (75.8 sq.m.) approx.




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