Stratford Road, Holland on Sea CO15 5DY

£255,000

Chain Free

An exciting opportunity awaits with this two-double-bedroom detached bungalow on this quiet, residential street, offering excellent scope for modernisation and improvement. This property is ideal for those looking to create a home perfectly tailored to their tastes, benefiting from a generous lounge, kitchen/breakfast room, and an attached garage. With the added convenience of being within walking distance of a Post Office and shopping facilities.

Step inside to a spacious 20'10" lounge, providing a welcoming and versatile reception area for relaxation and entertaining. The kitchen/breakfast room offers a functional space with ample potential to be transformed into a contemporary culinary hub, perfect for casual dining.

The bungalow features two comfortable double bedrooms, ensuring flexible accommodation options. The shower room includes a shower cubicle and pedestal wash basin, while a separate WC adds convenience.

Externally, the property benefits from off-street parking and an attached single garage with power and direct access to the rear garden. The approximately 33' lawned rear garden provides a lovely outdoor space for enjoyment and landscaping, offering a blank canvas for green-fingered enthusiasts.

Located in Holland-on-Sea, this property is presented with double glazing and a gas heating system, and is offered with no onward chain, making for a smooth purchasing process. As sole agents, we are delighted to present this property with excellent potential in a desirable location.

Lounge - 6.35m x 3.63m (20'10" x 11'11" Max)

Kitchen/Breakfast Room - 3.78m x 3.78m (12'5" x 12'5")

Bedroom One - 4.04m x 3.23m (13'3" x 10'7")

Bedroom Two - 3.35m x 3.1m (11'0" x 10'2")

Shower Room - 1.78m x 1.7m (5'10" x 5'7") Shower Cubicle and Pedestal Wash Basin

Separate WC - Fitted with low level WC and wash basin

Garage - 4.9m x 2.57m (16'1" x 8'5" Max) With power and door to rear garden

Rear Garden - Approx 33' Lawned

Property Type: Detached Bungalow

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

- Two Double Bedrooms
- 20'10 Lounge
- Kitchen Breakfast
- Double Glazing
- Gas Heating System
- Attached Garage
- Lawned Rear Garden
- Scope for Improvement
- No Onward Chain
- Sole Agents

Material information for this property.
Tenure is Freehold.
Council Tax Band D .
EPC Rating T.B.C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. 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 - No.
Non standard properties 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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