



BLAKE &
THICKBROOM



Fernwood Avenue, Holland-On-Sea, CO15 5QD

Holland on Sea

OIEO £325,000

Discover this beautifully refurbished two-bedroom detached bungalow, offered with no onward chain and ideally located moments from Holland-On-Sea's seafront and beaches. This home benefits from a new gas central heating system and modern updates throughout.

The inviting living space includes a spacious lounge and a refitted kitchen complete with integrated appliances including oven, microwave, dishwasher, washer/dryer, fridge, freezer, electric hob, and extractor hood.

Accommodation comprises two comfortable double bedrooms. Complemented by a separate well-appointed shower room & Ensuite.

Externally, the property offers driveway parking and an impressive 80ft private rear garden, perfect for outdoor enjoyment. Conveniently located near local amenities, this bungalow provides a superb lifestyle opportunity.

As sole agents, we recommend viewing this charming bungalow, with a video tour available.

Entrance Hall

Bedroom One - 4.88m x 3.15m (16'0" x 10'4")

Ensuite - 2.11m x 0.86m (6'11" x 2'10")

Bedroom Two - 3.07m x 3.02m (10'1" x 9'11")

Shower Room - 2.97m x 1.63m (9'9" x 5'4")

Kitchen - 3.71m x 2.18m (12'2" x 7'2")

Lounge - 4.88m x 3.61m (16'0" x 11'10")

Material information for this property:
Tenure is Freehold. Council Tax Band: B. EPC: C
Services connected:
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website 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.

Property Type: Detached Bungalow

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

- Sole Agents
- Video Tour Available
- No Onward Chain
- Two Double Bedrooms
- Ensuite
- Shower Room 9'9" x 5'4"
- Refitted Kitchen 12'2" x 7'2"
- Lounge 16' x 11'10"
- 80ft Rear Garden
- New Gas Central Heating System

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GROUND FLOOR



FERNWOOD AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5QD

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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