

MANOR ROAD, GREAT HOLLAND, ESSEX, CO13 0JT

Price

£570,000

FREEHOLD

- Four Bedrooms
- Two Reception Rooms
- Utility Area & Ground Floor WC
 - Sun Room
 - Distant Sea Views
- Garage With In & Out Driveway Providing Ample Off Street Parking
- Newly Installed Gas Boiler
 - Large Rear Garden
 - Council Tax Band - E
 - EPC Rating - TBC



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ESTATE AGENTS



Fentons are delighted to bring to market this period, FOUR BEDROOM DETACHED HOUSE. The property is situated in the sought after village of Great Holland, offering two reception rooms, sun room, utility, large rear garden, garage and ample off street parking with in & out driveway. The property requires some modernisation but offers excellent potential, including the possibility to extend above the existing accommodation, subject to the necessary planning consents. The property offers DISTANT SEA VIEWS enjoyed from the front, while the surrounding countryside provides lovely walks across the fields towards Frinton and Holland Beach. Manor Road is conveniently located within touching distance from the community pub and within easy access for Kirby Cross Railway Station, Frinton-on-Sea town centre, High Street, seafront and railway station.

Accommodation comprises of approximate room sizes

Obscured hardwood door leading to:-

Entrance Hall

Obscured windows to front. Laminate flooring. Doors accessing dining room and lounge. Door to:-

Hallway

Stair flight to first floor. Large fitted storage cupboard. Understairs storage cupboard. Radiator. Door to:-

Kitchen/Breakfast Room

12'5" x 12'4"

Fitted with a range of matching fronted units. Rolled edge worksurface. Inset stainless steel bowl sink and drainer unit. Cooker to remain. Tiled splash back. Laminate flooring. Built in integral shelving units with obscured window side. Radiator. Window to rear. Door to:-

Utility Room

5'8" x 5'1"

Newly installed wall mounted combination boiler providing heat and hot water throughout. Plumbing for washing machine. Laminate flooring. Door leading to rear garden. Door to:-

Cloakroom

Low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Part tiled walls. Tiled flooring. Obscured double glazed window to rear.

Dining Room

15'6" into bay x 12'5"

Laminate flooring. Radiator. Bay window to front.

Sun Room

11' x 7'11"

Laminate flooring. Radiator. Double glazed windows to side and rear. Double glazed French doors leading to rear garden. Door to:-

Lounge

15'6" into bay 12'5"

Open fire. Laminate flooring. Radiator. Bay window to front.

Landing

Loft access. Radiator. Doors to all rooms. Door to:-

Bedroom One

12'4" x 12'1"

Feature fireplace. Radiator. Window to front.

Bedroom Two

12'4" x 11'10"

Feature fireplace. Radiator. Window to front.

Bedroom Three

12'4" x 11'10"

Built in wardrobe. Radiator. Window to rear.

Bedroom Four

9'2" x 8'5"

Radiator. Double glazed French doors offering distant farmland and sea views.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed L shaped bath with fitted shower screen, rainfall shower and separate attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured window to rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Array of shrubs. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

In and out block paved driveway providing off street parking for several vehicles leading to garage with double doors.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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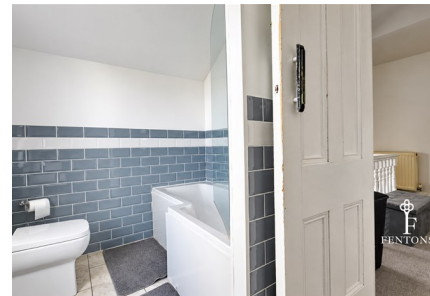
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification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

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



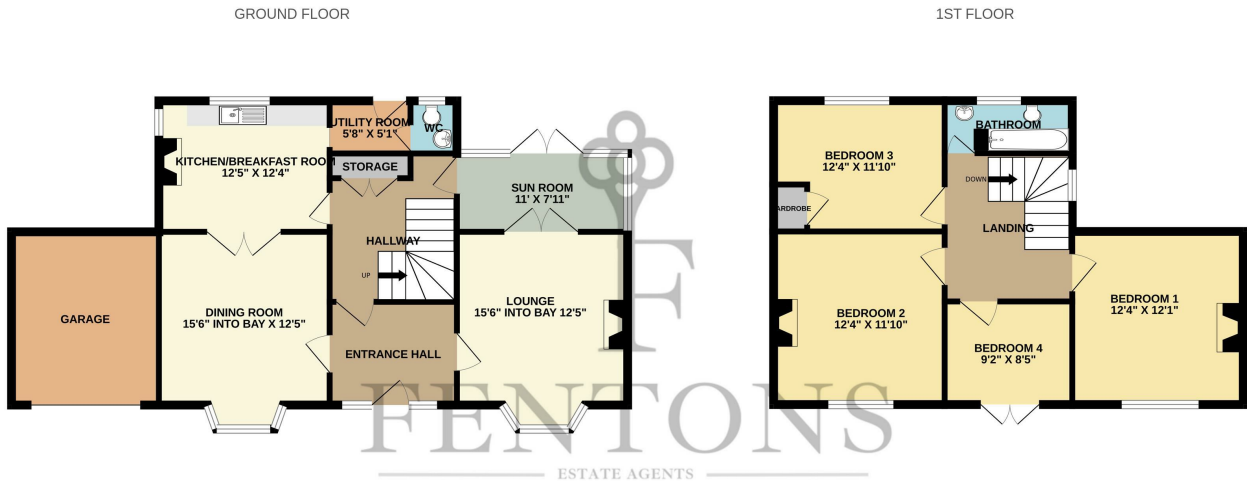
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Council Tax Band

E



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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