

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Norman Road Holland-on-Sea, CO15 5XT

Located in the sought after area of Holland-on-Sea, is this delightful TWO BEDROOM DETACHED BUNGALOW. The property benefits from having off-street parking for multiple vehicles. Conveniently situated within two miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. Additionally, the beautiful regenerated seafront and beaches of Holland-on-Sea are a mere half a mile away, providing an ideal setting for leisurely strolls and seaside enjoyment. An internal inspection is highly recommended to fully appreciate the accommodation and the potential this bungalow has to offer.

- Two Bedrooms
- 13' x 9'6 Lounge
- 12'6 x 11'5 Conservatory
- 8'9 x 8'5 Fitted Kitchen
- Shower Room
- Rear Garden
- Gas Central Heating (n/t)
- Off Street Parking
- Council Tax Band C
- EPC Rating D



Offers In Excess Of £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Door to:

LOUNGE

13' x 9'6

Radiator. Opening to:



CONSERVATORY

12'6 x 11'5

Radiator. Double glazed windows to rear and side. Double glazed double doors to garden.



KITCHEN

8'9 x 8'5

Fitted kitchen suite comprising White marble effect square edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset single drainer sink unit. Inset dishwasher. Inset oven. Inset induction hob with extractor hood above. Inset fridge freezer. Space for washing machine. Cupboard housing gas combination boiler (all appliances not tested). Tiled splashbacks. Double glazed window to front.



SHOWER ROOM

6'8 x 5'5

Three piece suite comprising low level W.C. Vanity wash hand sink basin with cupboards and drawers below. Double step in shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Double glazed window to side.



BEDROOM ONE

12'7 x 10'6

Built in wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

9'10 x 9'7

Radiator. Double glazed window to rear.



OUTSIDE REAR

Mainly decked area with the remainder being laid to lawn. Enclosed by panelled fencing.



OUTSIDE FRONT

Fully paved patio area providing off street parking for multiple vehicles.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

JB 02/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

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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