



Briarwood Avenue Holland-On-Sea, CO15 5QX

Located in the popular tree lined road of Holland-on-Sea, Sheens Estate Agents are pleased to offer for sale this **TWO BEDROOM DETACHED BUNGALOW**. The property is located a mere 490 metres from Holland-on-Sea's regenerated beaches and seafront. The property is situated approximately 2 miles from Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15' x 11'10 Lounge
- 11'10 x 10'10 Kitchen
- 7'4 x 6'2 Bathroom
- 17' x 6'5 Conservatory
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- Council Tax Band C
- EPC Rating D

Price £340,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC doubled glazed entrance door to:

ENTRANCE HALL

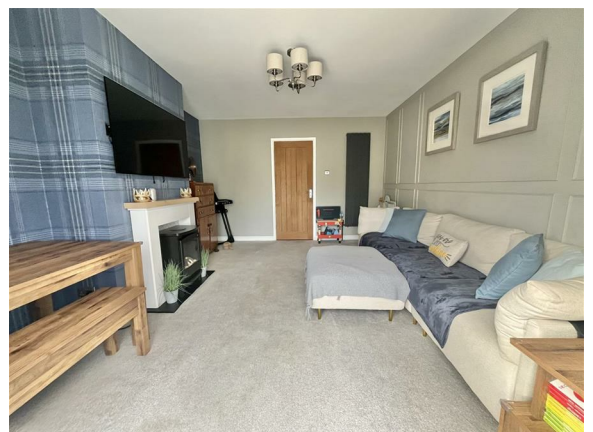
Loft access. Cupboard housing gas combination boiler. Door to:



LOUNGE

15' x 11'10

Electric log burner effect fire (not tested). Radiator. Single glazed window and singled glazed double doors to:



CONSERVATORY

17' x 6'5

Doubled glazed windows to side and rear. Doubled glazed sliding doors to Garden.



KITCHEN

11'10 x 10'10

Fitted kitchen suite comprising marble effect rolled edge work surfaces. Black wall mounted cabinets with cupboards and draws below. Space for cooker. Space for American style fridge/freezer. Space for washing machine. Space for dryer. Pantry cupboard. inset stainless steel single drainer sink unit with mixer tap. Double glazed window to rear and side. Radiator.



BATHROOM

7'4 x 6'2

Three piece suite comprising: low level W.C. Vanity wash hand sink basin with cupboards below. 'P' shaped panelled bath with wall mounted shower attachment above (not tested). Heated towel rail. doubled glazed window to side.



BEDROOM ONE

12'2 x 11'10

Radiator. Doubled glazed window to front.



BEDROOM TWO

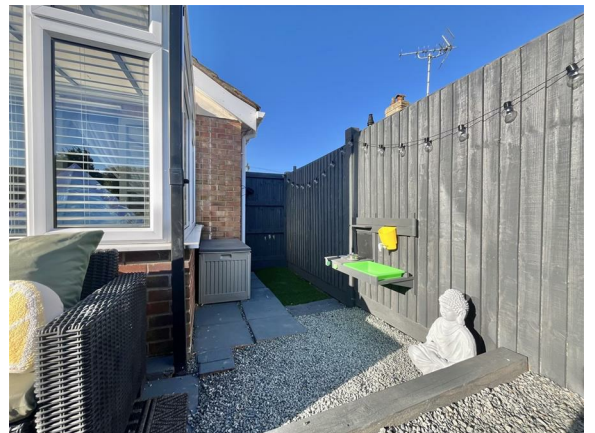
12'8 x 10'6

Radiator. Doubled glazed window to front



OUTSIDE REAR

Stone tiled patio area. Remainder laid to lawn. Enclosed by panel fencing. Side access leading to front.



OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles.



GARAGE

Up and over door.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 0426

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
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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