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Sheen's
The *Action* Agents

Laxton Grove
Great Holland, CO13 0SF

Situated on a CORNER PLOT in the picturesque village of Great Holland in a quiet, no through road, Sheens Estate Agents have the pleasure in offering for sale this spacious TWO BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts an 16'10 lounge, 13' fitted kitchen, manageable rear garden and detached garage with off street parking. Great Holland is a village in Essex located in the north east of Holland-on-sea and west of Frinton-on-sea and the village is served by a bus service to Clacton-on-sea and Kirby Cross. The village is served by two churches, the Methodist Church and a Parish Church.

- Two Double Bedrooms
- Detached Bungalow
- Detached Garage & Off Street Parking
- Substantial Corner Plot
- Secluded Rear Garden
- Sought After Village Location
- 16'10" Living Room
- No Onward Chain
- EPC Rating - D
- Council Tax Band - C

Price £285,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door to:-

Hallway

Radiator. Built in airing cupboard housing combination boiler. Loft access via loft hatch. Doors to:-

Master Bedroom

14’6” x 10’11”

Fitted wardrobes with mirrored sliding doors. Radiator. Larger sealed bay window to front.

Bedroom Two

12’7” x 10’2”

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side.

Lounge

16’10” x 11’9”

Feature electric fire place. Radiator. Sealed unit double glazed sliding door to garden.

Kitchen

13’ x 10’9”

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset composite sink bowl and drainer unit. Built in eye level gas oven. Inset four ring electric hob with extractor hood above. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Tiled splash back. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door to garden.

Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted corner panelled bath with shower attachment. Radiator. Extractor fan. Fully tiled walls. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved patio area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Private door giving access to garage. Wooden gate giving access to side. Enclosed by panelled fencing.

Outside - Front

Hardstanding area providing ample off street parking leading to garage with up and over door. Pathway leading to front door. Remainder laid to lawn. Corner plot.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2,059.18 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

DH/08.26

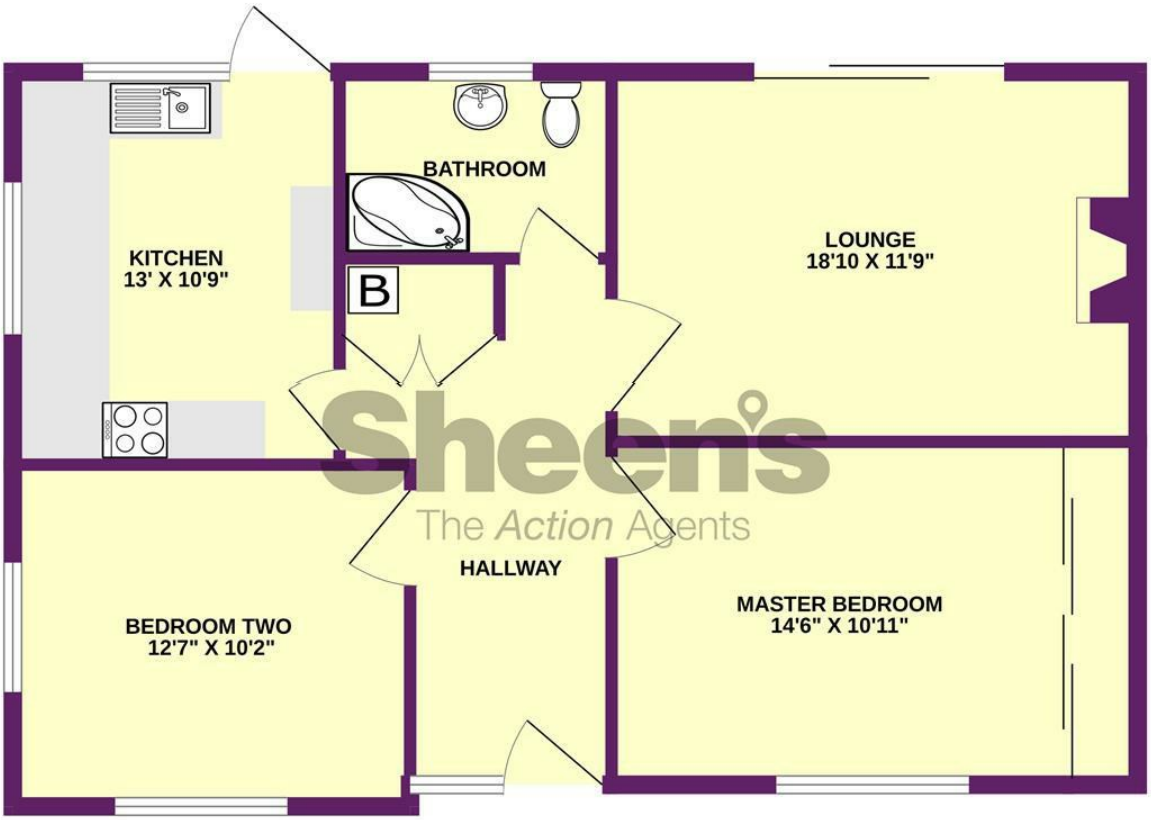
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



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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