



BLAKE &  
THICKBROOM



**Sladburys Lane, Holland-on-Sea, Essex, CO15 4BE**

Holland-on-Sea

Guide Price

**£240,000**

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

GUIDE PRICE £240,000 TO £260,000. NO ONWARD CHAIN! Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom semi detached bungalow occupying a corner plot position benefitting from a garage and parking to the rear and conservatory affording suitable space for a dining area. An internal viewing is recommended to avoid disappointment.

**ENTRANCE HALL:** Replacement double glazed entrance door to entrance hall. Radiator. Storage cupboard, cupboard housing boiler. Loft access. Doors to all rooms.

**BEDROOM ONE:** 3.48m x 2.9m (11'5 x 9'6) Fitted wardrobes. Radiator. Replacement double glazed window to front.

**BEDROOM TWO:** 2.54m x 2.51m (8'4 x 8'3) (into wardrobe recess). Fitted wardrobes. Radiator. Replacement double glazed window to front.

**BATHROOM:** Fitted with panelled bath with shower attachment, electric shower, pedestal hand wash basin, low level WC. Fully tiled walls, tiled flooring. Radiator. Replacement double glazed window to side.

**KITCHEN:** 3.02m x 2.62m (9'11 x 8'7) Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Separate storage cupboard. Replacement double glazed windows to sides and rear, double glazed door to garden.

**LOUNGE:** 4.93m x 2.92m (16'2 x 9'7) Radiator. Access to:

**CONSERVATORY:** 4.47m x 3.28m (14'8 x 10'9) Of brick base construction with panelled roof. Two radiators. Double glazed aspects to sides and rear, French style doors to garden.

**OUTSIDE:** The front of the property is mostly laid to lawn with a variety of shrubs and trees and being enclosed by hedgerow. The front benefits from dual access with paved and shingled pathways to the front door. Side access to rear garden. The rear garden benefits from a South Easterly facing aspects, affords low maintenance being mostly paved and block paved with shrubs and trees on borders. Wooden storage shed to remain and service door to garage (16'3 x 8'2) with manual up and over door, power and light connected and service door to garden. Parking is to the rear of the property affording access for at least two cars with side access to rear garden.

Material information for this property.

Tenure is Freehold. Council Tax Band B. EPC Rating D.

Services Connected.

Electricity - Yes. Gas - Yes. Water - Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties 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.









