

Hereford Road, Holland on Sea CO15 5SX

£240,000

Blake & Thickbroom are pleased to be offering this charming two-bedroom property on Hereford Road, offered with no onward chain, provides a wonderful opportunity to create a bespoke home with the sea front just a stroll away. With generous potential to improve or extend, this residence is ideal for those seeking a project in a desirable location.

The interior features an 18'10 lounge and a 9'7 diner ,along with a southerly facing sun lounge offering versatile living spaces, and provides opportunities to adapt the layout. There are two bedrooms and a main bathroom.

Externally, the property benefits from off-road parking and an approximate 70' garden, affording space for potential extension and perfect for outdoor enjoyment. A 16'8 workshop, a former garage, offers additional practical space for hobbies or storage.

With gas central heating and mains electric and water supply, this property is ready for its next chapter, combining comfort with the allure of coastal living.

Lounge - 5.74m x 2.44m (18'10" x 8'0")

Dining Room - 2.92m x 2.87m (9'7" x 9'5")

Kitchen - 1.88m x 0.91m (6'2" x 3'0")

Sun Lounge - 4.9m x 1.07m (16'1" x 3'6")

Bedroom One - 3.71m x 3.4m (12'2" x 11'2")

Bedroom Two - 2.44m x 1.83m (8'0" x 6'0")

Bathroom - 1.83m x 1.47m (6'0" x 4'10")

Workshop - 5.08m x 2.18m (16'8" x 7'2")

Outside - Approx 70' Rear Garden. Off Road Parking To Front

Property Type: Detached Bungalow

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

- Two Bedrooms
- 18'10 Lounge
- 9'7 Diner
- Gas Heating System
- Approx 70' Garden
- Off Road Parking
- A Stroll To The Sea Front
- 16'8 Workshop
- Opportunity To Improve / Extend
- No Onward Chain

Material information for this property
Tenure is Freehold
Council Tax Band: B. EPC: E
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and Broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property 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.


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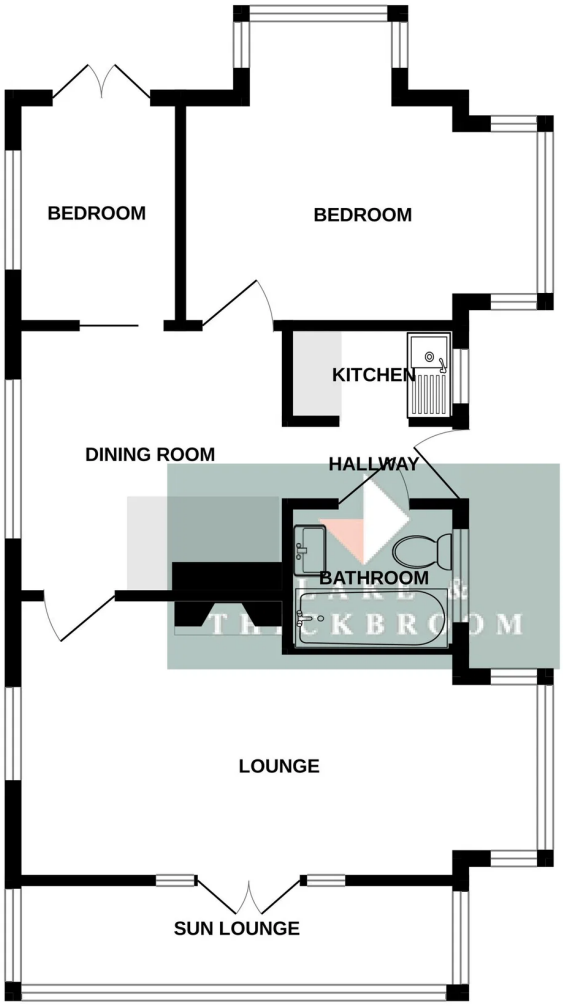

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GROUND FLOOR



HEREFORD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5SX

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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