



Keswick Avenue Holland-On-Sea, CO15 4BH

Offered with farmland views, Sheens Estate Agents are pleased to offer for sale this recently refurbished THREE BEDROOM SEMI DETACHED BUNGALOW. The bungalow benefits from having OFF STREET PARKING as well as PLANNING APPROVED FOR LOFT EXTENSION. The bungalow is positioned 1.35 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The bungalow is located within 0.7 miles of Holland-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge 12'10 x 12'6
- Kitchen 13'7 x 12'10
- En-Suite
- Gas Central Heating (n/t)
- Farmland Views
- Loft Extension Planning Approved
- Off Street Parking
- 9'2 x 8'1 Garden Studio
- EPC Rating TBC & Council Tax B



Price £330,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Loft access. Radiator. Door to:



LOUNGE

12'10 x 12'6

Double glazed window to side. Three radiators. Opening to:



KITCHEN

13'7 x 12'10

Fitted kitchen suite comprising: Marble effect square edge work surfaces with wall mounted pine green kitchen cabinets with a range of cupboards and drawers below. Inset five ring gas cooker with extractor hood above. Inset oven. Inset single drainer ceramic sink unit with brass mixer tap as well as an instant boiling water tap. Space for American fridge freezer. Space and plumbing for washer dryer. (All appliances not tested). Double glazed window to rear. Double glazed double doors to garden.



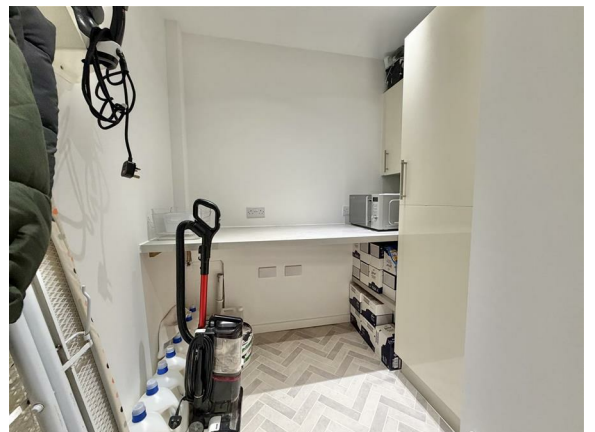
ALTERNATIVE VIEW OF KITCHEN



UTILITY ROOM

7'3 max x 6'8 max

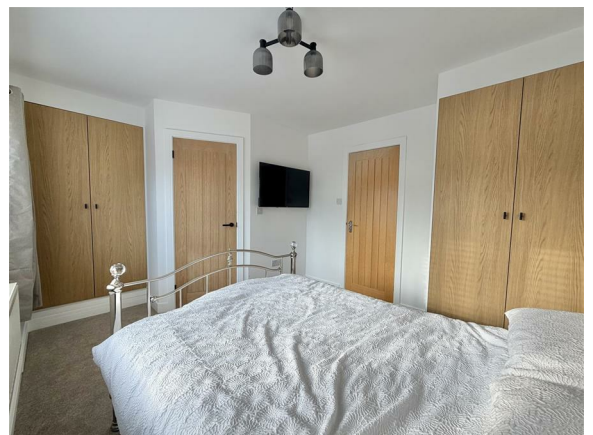
Grey marble effect square edge work surfaces with beige wall mounted cabinets and cupboards.



BEDROOM ONE

12'4 max x 10'3 max

Built in storage cupboards. Radiator. Double glazed window to front. Door to:



EN-SUITE

6'2 x 4'8 max

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin. Step in double shower cubical with shower attachment above (not tested). Fully tiled floor.



BEDROOM TWO

13'11 x 9'5

Radiator. Double glazed window to rear.



BEDROOM THREE

14'5 max x 6'11 max

Radiator. Double glazed window to front.



BATHROOM

8'11 x 6'3

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin unit with draw below. 'P' shaped panel bath with shower attachment above (not tested). Heated towel rail. Partly tiled walls. Double glazed window to side.



GARDEN STUDIO - WITH VIEWS

9'2 x 8'1

Double glazed window to front and rear with views over fields to rear. Double glazed access door.



OUTSIDE REAR

Majority paved patio area with the remainder being laid to lawn. Side access leading to outside front. Enclosed by panel fencing. Farmland views.



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; B Payable 2026/2027 £1731.31 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

JB 09/26

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.

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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
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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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