



Situated in the VERY SOUGHT AFTER Holland-on-Sea, lies this extremely WELL PRESENTED AND LOOKED AFTER two bedroom, semi-detached house.

**32 Viking Way,
Holland-on-Sea,
Clacton-on-Sea,
Essex, CO15 5TJ**

Guide Price:

£285,000

EPC Rating: To be confirmed



The property has been enjoyed by the current vendor for a number of years, and you can see why after walking inside. The vendor has updated almost everything since residing here, with many benefits including; off road parking, double glazed windows, far reaching countryside views, re-wired and replaced combination gas boiler, cavity wall insulation and backs onto a quaint lake you can enjoy with a book.

The sale is offered with **NO ONWARD CHAIN**, and as agents we would recommend an early internal viewing to appreciate the quality of accommodation on offer. We understand from the seller that the garden shed, blinds and nets will all remain within the property. The property lies within 200 yards of the beaches, bus links and handy convenience store.



For additional information and full photo gallery please visit www.palmerpartners.com



Entrance Hall
Lounge 16'1 x 10'2
Kitchen 16'11 x 9'2
Conservatory
Landing
Bedroom One 16'2 x 10'6 Built in cupboards
Bedroom Two 16'1 x 9'4
Bathroom 7'5 x 5'4

Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Palmer & Partners





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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.