



Offered for sale with NO ONWARD CHAIN, in the HEART OF GREAT HOLLAND, lies this well kept, two bedroom, semi-detached, chalet style bungalow.

**Crowdene, Pork Lane,
Great Holland,
Frinton-on-Sea, Essex,
CO13 0JE**

Guide Price:

**£250,000 -
£260,000**

EPC Rating: D



The property offers a much **LARGER THAN AVERAGE REAR GARDEN** which is well established with a vast variety of shrubs, fruit trees and hedging. The front provides off road parking and side access. Further benefits include having gas central heating and has been really well maintained throughout.

Entrance Hall

Lounge: 13'2 x 9'3

Master Bedroom (First Floor): 15'3 x 12'8

Bedroom 2: 9'9 x 13'0

Bedroom 3: 9'4 x 9'5'

Bathroom

Kitchen 9'5 x 9'5

Utility

The village of Great Holland is well known for its community feel, with a thriving local public house owned and run by the community. There are bus links within a stone's throw, taking you towards either Clacton and Holland-on-Sea or Kirby, Thorpe-le-Soken and Frinton. All have a wide variety of more shops, schooling, doctors, and dental surgeries.



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



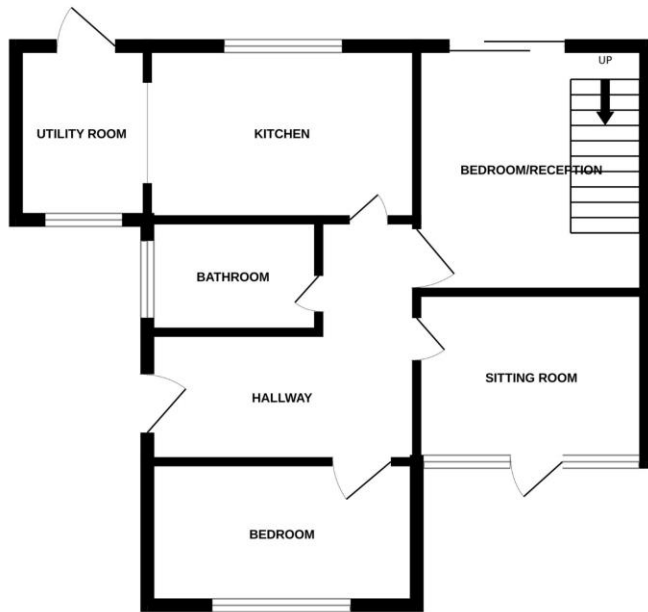
Council Tax Band - C

Tenure - Freehold

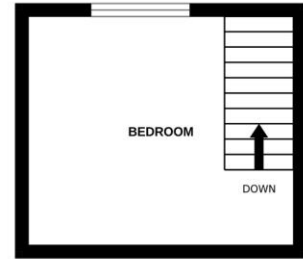
Viewing - By appointment through Palmer & Partners



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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