

**Auction**

## 2 bed detached bungalow to buy in CO15

Bedford Road, Holland-on-Sea,  
Clacton-on-Sea, CO15 5LF

**£250,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ WELL PRESENTED REAR GARDEN
- ✓ TWO DOUBLE BEDROOMS
- ✓ BEING SOLD VIA 'SECURE SALE'
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

01634 565510  
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Located on the ever-popular Bedford Road in Holland-on-Sea, this beautifully kept two-bedroom detached bungalow is presented in excellent decorative order throughout and offers comfortable, well-proportioned accommodation.

The property is approached via a porch entrance into a welcoming hallway, providing access to all principal rooms. The spacious living room is ideal for both relaxing and entertaining, while the modern kitchen with access to a sun room offers ample space for everyday living and a pleasant outlook over the rear garden.

There are two generous bedrooms, both well presented, along with a well-appointed bathroom. Of particular note is the accessible loft/eaves storage, which, subject to the necessary planning permissions, offers excellent potential to be converted into a third bedroom or additional living space.

Externally, the property benefits from a beautifully maintained rear garden, offering a peaceful and private outdoor space. A garage provides further storage or parking convenience.

Offered to the market with no onward chain, this attractive bungalow would make an ideal home for those seeking single-storey living in a desirable coastal location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

### ACCOMMODATION:

Porch 5'5 x 3'7

Hallway

Bedroom One 10'9 x 10'1

Bedroom Two 10'10 x 9'10

Living Room 14'0 x 10'8

Bathroom 5'10 x 5'8

Kitchen 11'6 x 8'11

Sun Room 7'7 x 5'8

PARKING TYPE- Off Road Parking, Garage

AGENT NOTE-

Local Authority – Tendring District Council.

Broadband Availability –Ultrafast Broadband available with speeds of up to 2000 Mbps (details obtained from Ofcom Mobile and Broadband Checker) – February 2026

Mobile Coverage - It is understood that the best available service in the area is provided by EE with 77% performance. VODAFONE, O2 and THREE all also cover the area with lower performance ratings. (details obtained from Ofcom Mobile and Broadband Checker) February 2026

Utilities - Mains Electric / Mains Gas Heating / Mains Water /Mains Sewerage.

Construction Type - We understand the property to be of Traditional Construction of brick.

Flood Risk - Data Taken from Gov.UK Flood Map – checked February 2026 - The property is at a Very Low of flooding from surface water, Very Low risk from Rivers and seas.

Planning Applications in the Immediate Locality - Checked February 2026 - We are not aware of any planning applications in the immediate locality.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lateral Living

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Mobile signal coverage: Good




Approximate total area\*\*  
60.3 m<sup>2</sup>  
647 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92-100) <b>A</b>                                  |                         |   |
| (81-91) <b>B</b>                                   |                         |   |
| (69-80) <b>C</b>                                   |                         | 69  |
| (55-68) <b>D</b>                                   |                         |   |
| (39-54) <b>E</b>                                   | 47                      |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |  |

Bedford Road, Holland-on-Sea, Clacton-on-Sea, CO15 5LF

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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