



BLAKE & THICKBROOM



HOLLAND ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6EU
£395,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached family home situated within the highly regarded East Clacton area and enjoying easy access to Clacton's town centre, seafront, mainline railway station and favoured primary and secondary schools. In the valuers opinion this sizable property is affording generous accommodation and an internal inspection is warranted to fully appreciate its size and convenient location.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. First turning on the right into Skelmersdale Road, proceed pass the railway station on the left. At the cross roads turn left into Holland Road and the property can be found after a short distance on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR FIRST FLOOR BEDROOMS *

* 13'9 SITTING ROOM * 11'9 CONSERVATORY *

* 15'8 x 11'8 DINING ROOM * 12' x 11'3 RECEPTION ROOM *

* 13'10 x 11'3 KITCHEN/BREAKFAST ROOM *

* FIRST FLOOR FOUR PIECE BATHROOM * G/F CLOAKROOM *

* GAS HEATING * DOUBLE GLAZING * SOLE AGENTS *

* 23' DETACHED GARAGE * COURTYARD STYLE GARDEN *

* WALKING DISTANCE TO MAINLINE STATION & FAVOURED SCHOOLS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch. Tiled flooring. Further double glazed door to entrance hall.

ENTRANCE HALL:

Spacious hallway. Radiator. Turning stair flight to first floor with cupboards under. Doors to all rooms.

GROUND FLOOR CLOAKROOM:

Fitted with a white coloured suite comprising low level WC, pedestal wash basin. Radiator. Tiled flooring. Double glazed window to rear.

SITTING ROOM: 13'9 (4.19m) x 11'8 (3.56m)

Radiator. Ornate fire surround. Double glazed bay window to front.

DINING ROOM: 15'8 (4.78m) x 11'8 (3.56m)

Radiator. Double glazed bay window to front.

RECEPTION ROOM: 12'0 (3.66m) x 11'3 (3.43m)

Radiator. Double glazed double doors leading to garden.

KITCHEN BREAKFAST ROOM: 13'10 (4.22m) x 11'3 (3.43m)

Fitted with a range of Oak fronted units comprising laminated rolled edge work surface with inset one and half bowl sink unit with mixer taps over, cupboards, drawers and storage space under, range of matching eye level cupboards, concealing wall mounted gas boiler, integrated four ring gas hob and double oven, further integrated fridge. Tiled splashbacks. Tiled flooring. Double glazed window to side, further double glazed door to conservatory.

CONSERVATORY: 11'9 (3.58m) x 9'0 (2.74m)

UPVC double glazed construction with tiled flooring. Double doors to garden.

FIRST FLOOR GALLERIED LANDING:

Access to loft. Built in airing cupboard. Double glazed window to rear.

BEDROOM ONE: 14'0 (4.27m) x 11'0 (3.35m)

Radiator. Double glazed window to front.

BEDROOM TWO: 14'3 (4.34m) x 11'0 (3.35m)

(narrowing to 12') Radiator. Double glazed window to front.

BEDROOM THREE: 12'0 (3.66m) x 5'0 (1.52m)

(to fitted wardrobes) Radiator. Double glazed window to rear.

BEDROOM FOUR: 6'6 (1.98m) x 5'10 (1.78m)

Radiator. Double glazed window to side.

BATHROOM:

White coloured four piece suite comprising of vanity wash basin with cupboards under, low level WC, glazed shower enclosure, claw foot bath. Part tiled walls. Radiator. Double glazed window to rear.

OUTSIDE:

Block paved frontage retained by brick walling and interspersed with flower and shrub borders. Off road parking in front of the detached garage and pedestrian access to rear garden. The garage measures 23'2 x 8'9 Prefabricated construction with up and over door, service door to garden. Courtyard style rear garden, low maintenance design with various shingled and paved areas and shrub borders and retained by timber panel fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold. Council Tax Band D. EPC Rating D.

Services Connected.

Electricity - Yes. Gas - Yes. Water - Yes. Sewerage type - Mains.

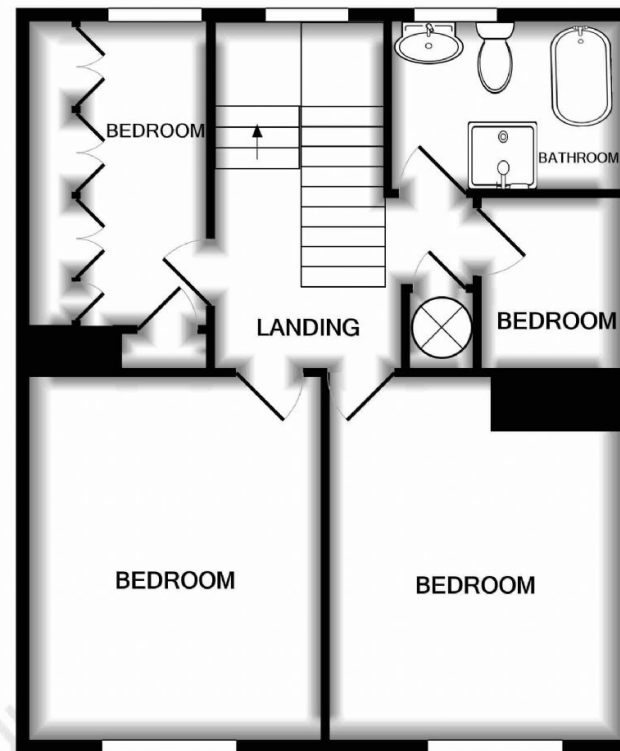
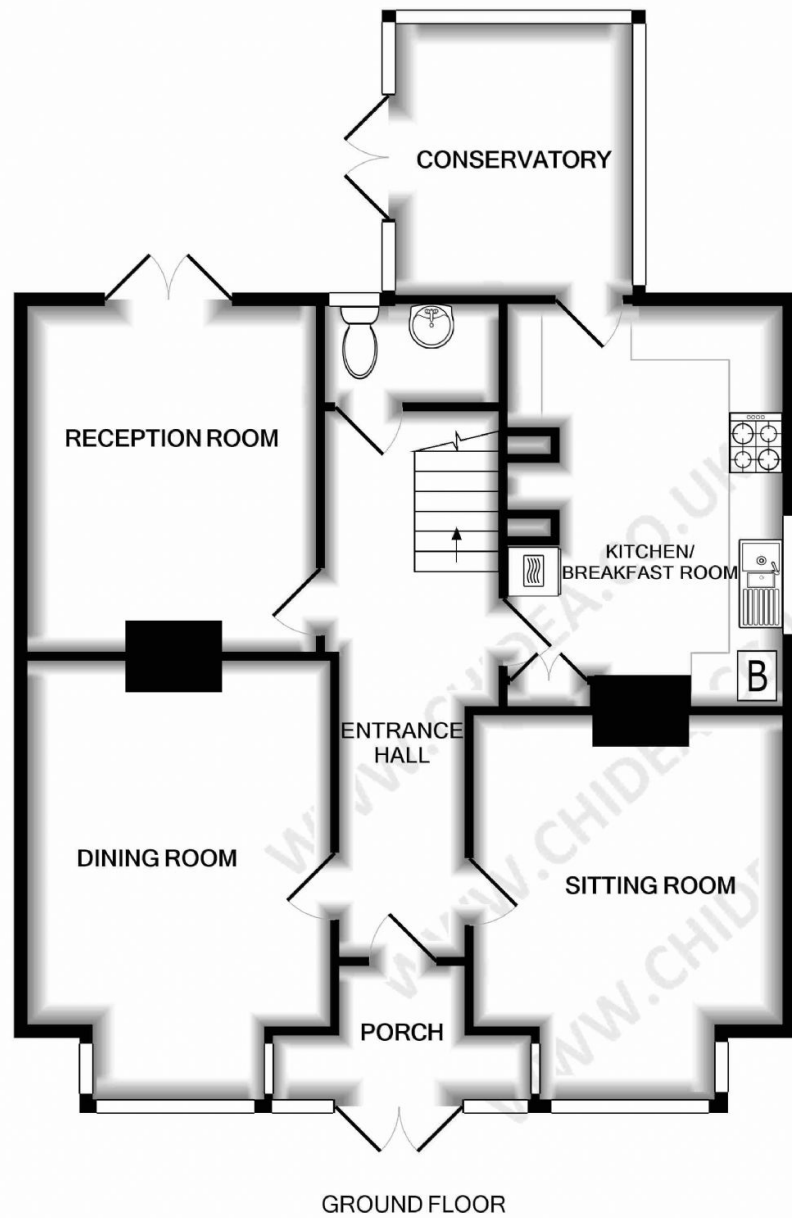
Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features to note - None.







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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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