



DESCRIPTION:

NO ONWARD CHAIN - Blake & Thickbroom are pleased to be offering this detached bungalow situated in the highly regarded Holland on Sea area within walking distance of local shopping facilities and bus stops. The property is being offered for sale with no onward chain and an internal inspection is warranted to fully appreciate the size of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade before turning left at the Kingscliff hotel into Kings Avenue. At the far end of Kings Avenue turn right into Frinton Road passing Tesco Express Store before turning left into Ipswich Road and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISSES:

* TWO DOUBLE BEDROOMS *

* 14'9 x 11'6 LOUNGE *

* 11'10 x 10'10 KITCHEN DINER *

* MODERN WHITE BATHROOM SUITE *

* AIR SOURCE HEAT PUMP HEATING SYSTEM WITH SOLAR PANELS *

* REPLACEMENT DOUBLE GLAZING *

* APPROX 65' REAR GARDEN *

* 14'4 x 7'10 GARAGE / WORKSHOP *

* NO ONWARD CHAIN *

* VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed recessed side entrance door to entrance hall. Radiator. Access to loft. Built in airing cupboard. Doors to all rooms.

LOUNGE: 14'9 (4.50m) x 11'6 (3.51m)

Radiators. Double glazed windows to rear overlooking rear garden.

KITCHEN DINER: 11'10 (3.61m) x 10'10 (3.30m)

Fitted with a range of laminated fronted base units with laminated rolled edge work surfaces and inset sink unit, range of eye level cupboards. Tiled flooring. Wall mounted electric boiler served by air source heat pump. Double glazed window to side, further double glazed window and door to rear garden.

BEDROOM ONE: 12'5 (3.78m) x 11'6 (3.51m)

With fitted his'n' hers wardrobes with matching top cupboards and double bed recess. Radiator. Double glazed window to front.

BEDROOM TWO: 12'5 (3.78m) x 11'0 (3.35m)

Radiator. Double glazed window to front.

BATHROOM:

White coloured suite comprising of panelled bath with wall mounted shower unit over and shower screen, pedestal wash basin, low level WC. Heated towel rail and radiator (not tested). Double glazed window to side.

OUTSIDE:

Lawned front garden, partially retained by brick wall and iron gates giving access to hardstanding and garage/workshop, further pedestrian access to rear garden. The rear garden is approximately 65' in length, predominately lawned with shaped flower and shrubs borders, patio areas adjacent to the rear of the bungalow and at the foot of the garden. The garden is retained by timber panelled fencing.

AGENTS NOTES:

Material Information for this property

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

Services Connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Vacant property.

Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

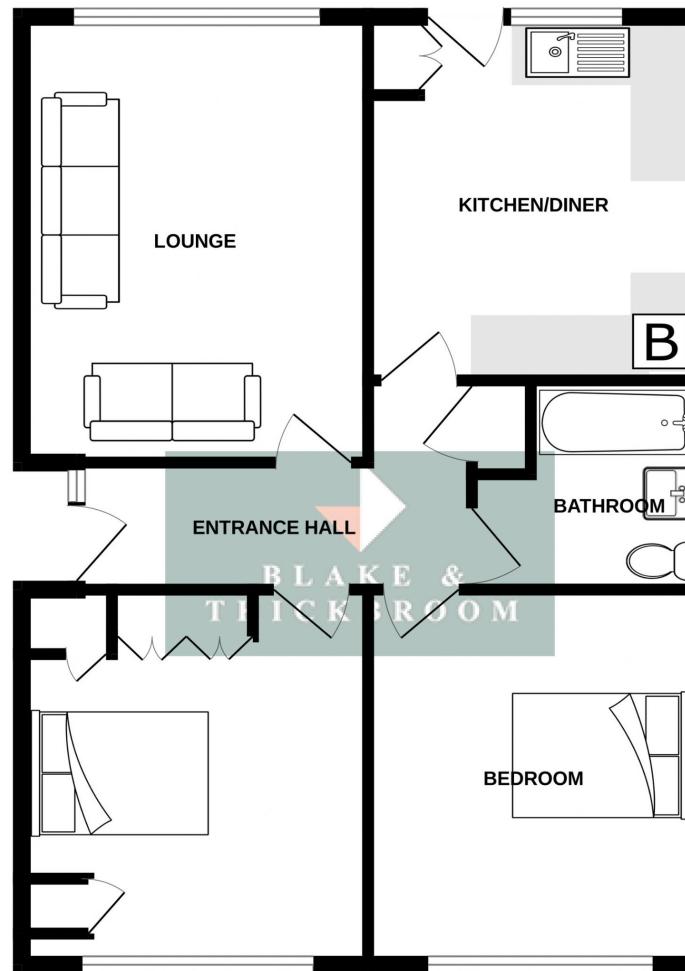
Additional property charges - No

Non standard property features to note - Yes

Solar panel installation is subject to a 25 year lease as of 31st March 2012



GROUND FLOOR



IPSWICH ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5DT

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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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