



**SLADE ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5EQ
£325,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering, in their opinion, this well presented, chain free, detached bungalow situated within the highly regarded Holland on Sea area. The property has undergone a programme of modernisation at the hands of the current owners, including a modern kitchen, refitted shower room and can also boast ample off road parking, garage and a Southerly facing rear garden. A viewing is recommended.

DIRECTIONS:

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

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 16'5 x 12'8 LOUNGE *

* 12' x 9'7 MODERN KITCHEN *

* REFITTED SHOWER ROOM * SEPARATE WC *

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* SUBSTANTIAL OFF ROAD PARKING * GARAGE *

* SOUTHERLY FACING REAR GARDEN *

* FAVOURED LOCATION * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement side composite entrance door to entrance hall. Radiator. Access to loft. Doors to all rooms.

LOUNGE: 16'5 (5.00m) x 12'8 (3.86m)

Feature upstanding radiators. Arched windows to side and sliding patio doors to rear affording access to the rear garden.

KITCHEN: 12'0 (3.66m) x 9'7 (2.92m)

Refitted by the current owners with a range of white high gloss finish laminated fronted units with granite work surfaces with inset sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards concealing wall mounted gas boiler, ingrated five ring gas hob, oven, microwave and dishwasher. Tiled flooring. Double glazed window and door to side.

BEDROOM ONE: 10'8 (3.25m) x 10'0 (3.05m)

(to wardrobes). Radiator. Double glazed bow window to front.

BEDROOM TWO: 13'4 (4.06m) x 9'0 (2.74m)

Currently used as dining room. Radiator. Double glazed bow window to front.

BEDROOM THREE: 10'2 (3.10m) x 9'0 (2.74m)

Radiator. Double glazed window to rear.

SHOWER ROOM:

Refitted with a white suite comprising of double width shower enclosure with wall mounted shower, vanity wash basin with cupboards under. Chromium effect radiator. Tiled flooring, tiled walls. Double glazed window to side.

SEPARATE WC:

Fitted with a white low level WC, vanity wash basin with cupboard under. Radiator. Fully tiled walls, tiled flooring. Double glazed window to side.

OUTSIDE:

Substantial block paved frontage affording off road parking for a number of vehicles with access down the side of the property to the garage and further pedestrian access to the rear garden. The garage (20' x 8') with further service door to rear garden. The rear garden enjoys a Southerly aspect, a sizeable block paved patio area adjacent to the rear of the property stepping up to lawned area and 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 Drainage

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 - Yes. The property is located in a flood zone. Prospective purchasers should be directed to website:

Check-long-flood-risk.service.gov.uk-postcode CO15 5EQ to confirm the flood risk on this property.

Non standard property features to note - None.



