



BLAKE & THICKBROOM



**CLIFF ROAD,
HOLLAND ON SEA, ESSEX, CO15 5QQ
£284,000 (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:

LESS THAN 150 METRES FROM HOLLAND ON SEA SEAFRONT.

Blake & Thickbroom are delighted to offer for sale this well presented extended detached bungalow situated on the sought after seafront side of Holland on Sea on the eastern outskirts of Clacton's town centre. The bungalow is offered for sale with no onward chain and is in need of some modernisation and as previously mentioned is situated in this sought after location within approximately 150m of Holland on Sea seafront. As the vendors chosen sole agent an early viewing of this bungalow is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approximately quarter of a mile leading into Kings Parade. Continue along Kings Parade for a further quarter of a mile before finding Cliff Road as a turning on the left hand side. Proceed into Cliff Road for a short distance and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * BATHROOM *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *
- * 16' KITCHEN * 12'8 x 12'7 LOUNGE *
- 10' DINING AREA *
- * OFF ROAD PARKING * APPROX 40' REAR GARDEN *
- * WALKING DISTANCE OF HOLLAND ON SEA SEAFRONT *
- * NO ONWARD CHAIN * SOLE AGENTS * KEYS TO VIEW *

ENTRANCE HALL:

Part glazed side entrance door to entrance hall. Radiator, picture rail, doors to:

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

Radiator, built in cupboards, bay window to front.

BEDROOM TWO: 9'10 (3.00m) x 9'0 (2.74m)

Radiator, built in wardrobe, cupboards above bed recess. Window to rear.

BATHROOM:

White suite comprising panelled bath, pedestal wash basin, low level WC, part tiled walls, radiator. Window to side.

KITCHEN: 16'0 (4.88m) x 8'1 (2.46m)

Fitted with a range of maple veneer fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer taps. Cupboards under, eye level cupboards, wall mounted gas boiler. Part tiled walls, window to side, double glazed door to outside.

DINING AREA: 10'0 (3.05m) x 6'4 (1.93m)

Radiator, window to side, open plan to extended lounge.

LOUNGE: 12'8 (3.86m) x 12'7 (3.84m)

Ornamental wooden fire surround with tiled inset, radiator, windows to front and side, glazed double doors with matching glazed side panels to rear garden.

OUTSIDE:

Lawned front garden. Driveway providing off road parking with wooden gated access to further car port providing additional parking. Side gate access to approximately 40' established rear garden in need of attention at the time of inspection. Lawned area, flower and shrub borders and mature trees. Wooden decked patio area. Greenhouse and storage shed to remain. Metal pergola. The rear garden is enclosed by hedgerow and fencing.

AGENTS NOTES:

Material information for this property

Tenure: Freehold.

Council Tax Band B.

EPC Rating E.

Services connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknow due to property being vacant

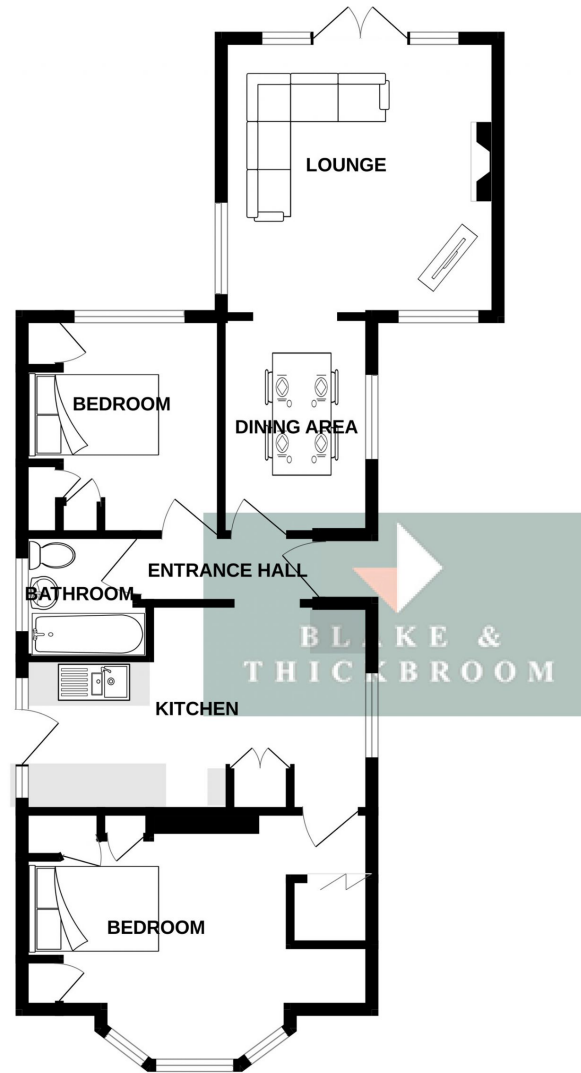
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - None



GROUND FLOOR



CLIFF ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5QQ

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.
Made with Metropix ©2024