



BLAKE & THICKBROOM



**BRIARWOOD AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5QX
£365,000 (Offers in excess of)**

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 delighted to be offering this completely refurbished and extended three bedroom detached bungalow situated in the highly regarded Holland on Sea area. The property is conveniently located within walking distance of bus stops, seafront and shopping facilities and an internal inspection is warranted to fully appreciate the size and presentation of this turnkey property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East for approx quarter of a mile leading into Kings Parade. Continue along Kings Parade for a short distance passing the Kingscliff Hotel on left hand side taking the second turning on left into York Road. At the far end of York Road turn right into Frinton Road. Proceed past the Oakwood Public House on left before turning left into Park Boulevard. Take the second right into Briarwood Avenue and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 14'6 x 9'5 REFITTED KITCHEN DINER *

* 13'4 x 12' LOUNGE *

* REFITTED FOUR PIECE BATHROOM SUITE *

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* OFF ROAD PARKING FOR THREE + CARS *

* COMPLETELY REFURBISHED *

* NEW FLOOR COVERINGS *

* NO ONWARD CHAIN * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch, further double glazed aspects to side and front with further entrance door to:

ENTRANCE HALL:

Wood panelled flooring. Radiator. Access to loft. Built in storage cupboard. Doors to all rooms.

OPEN PLAN LOUNGE / KITCHEN / DINER: 21'10 (6.65m) x 14'6 (4.42m)

Living room measuring 13'4 x 12'. Radiator. Laminate flooring. UPVC double glazed doors overlooking rear garden. Open access to:

KITCHEN DINER: 14'6 (4.42m) x 9'5 (2.87m)

Refitted with a range of laminated fronted units comprising of laminated work surfaces with inset one and a half bowl sink unit with mixer tap, cupboards, drawers under, range of eye level cupboards, integrated four ring gas hob with extractor canopy above, further built in single oven. Continuation of laminate flooring. Built in storage cupboard housing hot water cylinder, concealed wall mounted gas boiler. UPVC double glazed window to rear, further UPVC double glazed window and door to side.

BEDROOM ONE: 15'11 (4.85m) x 10'11 (3.33m)

Radiator. New carpet. Double glazed window to front.

BEDROOM TWO: 11'11 (3.63m) x 8'4 (2.54m)

Radiator. New carpet. Double glazed window to side.

BEDROOM THREE: 8'11 (2.72m) x 8'10 (2.69m)

Radiator. New carpet. Double glazed window to side.

BATHROOM:

Refitted four piece bathroom suite comprising of panelled bath, vanity wash basin with cupboards under, low level WC, recessed shower cubicle with glazed door. Chromium effect radiator. New floor coverings. Double glazed window to side.

OUTSIDE:

Large frontage partially retained by brick walling with block paved parking area, driveway and pathway. Further lawned area, shingled area with shrubbery beds. Driveway extending down the right hand side of the bungalow through double gates to the rear garden. Mature rear garden (approximately 60' in length) predominately lawned. Block paved driveway continues to the foot of the garden and access to the outbuilding. The garden is retained by flower and shrubbery borders and timber fencing.

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AGENTS NOTES:

Material information for this property.

Tenure: Freehold.

Council Tax Band: D.

EPC: D.

Services connected.

Electricity: Yes.

Gas: Yes.

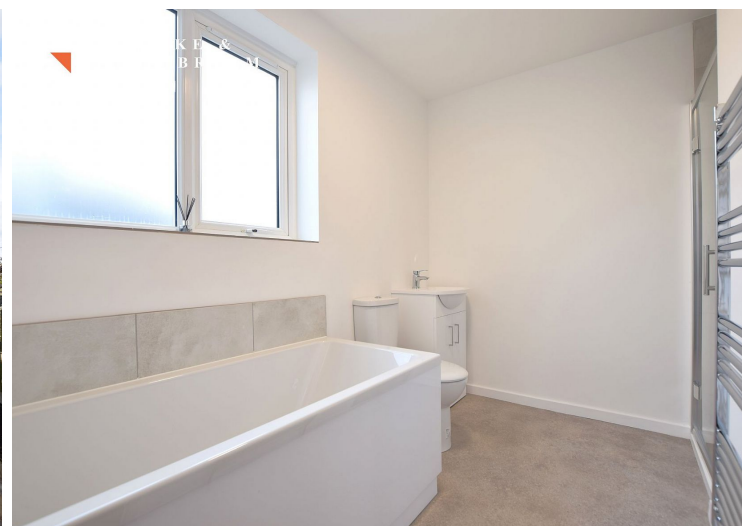
Water: Yes.

Sewerage type: Mains.

Telephone and Broadband coverage: Disconnected. 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 charges to note - None.



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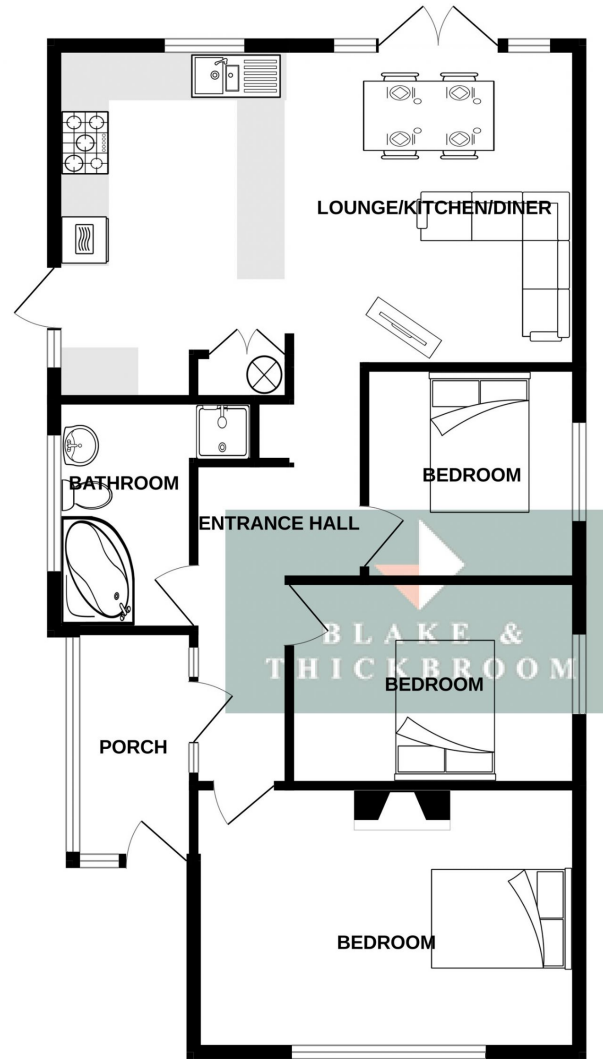
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GROUND FLOOR



BRIARWOOD AVENUE , HOLLAND-ON-SEA, ESSEX, CO15 5QX

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.
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