



**BRENTWOOD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5DU  
£275,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickett are pleased to be offering this two double bedroom detached bungalow situated within the highly regarded Holland on Sea area. The property can be found within walking distance of local shopping facilities and bus stops and an internal viewing is warranted to fully appreciate the size and scope for improvement that this property offers.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance and it as it converts to Kings Parade, proceed past the Kingscliff hotel and restaurant on the left. Take the next left into Queensway. At the far end turn left into Frinton Road. Immediately right into Ipswich Road, Brentwood Road can be found as the third turning on the right hand side and the bungalow can be found on the right.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO DOUBLE BEDROOMS \* 13'1 x 12'5 KITCHEN/DINER \*

\* 12'10 x 12'10 LOUNGE \* SHOWER ROOM \*

\* GAS HEATING SYSTEM \* DOUBLE GLAZING \*

\* SUBSTANTIAL FRONTAGE \* APPROX 50' SOUTHERLY FACING REAR GARDEN \*

\* SCOPE FOR IMPROVEMENT \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC replacement double glazed entrance door to entrance hall. Radiator, access to loft. Doors to all rooms.

**LOUNGE:** 12'10 (3.91m) x 12'10 (3.91m)

Radiator, double glazed bow window to front.

**KITCHEN DINER:** 13'1 (3.99m) x 12'5 (3.78m)

Fitted with a range of wooden fronted units comprising with laminated rolled edge work surfaces and inset one and a half bowl sink unit with mixer taps over. Cupboards, drawers and storage space under, matching eye level cupboards. Built in pantry cupboard, further storage cupboard housing wall mounted gas boiler. Double glazed windows to rear and side. Double glazed door to outside.

**BEDROOM ONE:** 12'3 (3.73m) x 10'0 (3.05m)

Radiator, double glazed window to front.

**BEDROOM TWO:** 10'4 (3.15m) x 10'0 (3.05m)

Radiator, double glazed window to rear.

**SHOWER ROOM:**

White coloured suite comprising of shower quadrant, pedestal wash basin, low level WC, fully tiled walls, radiator, double glazed window to rear.

**OUTSIDE:**

Substantial block paved frontage partially retained by brick wall with flower and shrub borders. Pedestrian access to rear garden. The rear garden is approx 50' in length enjoying a southerly aspect with paved patio area adjacent to the rear of the property leading onto lawned areas interspersed with flower and shrub border. Further arch ways to the foot of the garden with is also lawned with fruit trees. Brick built storage shed to the right hand side and the garden is retained by timber fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold. Council Tax Band: C. 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 to [Checker.ofcom.org.co.uk](http://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: Substantial block paved frontage could be utilised for off road parking subject to obtaining planning permission for a drop kerb.







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# GROUND FLOOR



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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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