



**BLAKE & THICKBROOM**



**HEREFORD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5PB  
£330,000 (Asking Price)**

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**DESCRIPTION:**

WALKING DISTANCE OF HOLLAND'S SEAFRONT. Situated in this recessed position tucked away from the occasional passerby is this Swiss style detached cottage offering spacious family accommodation with balcony views over neighbouring gardens, being located within the heart of the seafront side of Holland on Sea and within a short walk of the seafront, approximately ten minutes from the village centre offering an array of shopping facilities. As the vendor's chosen sole agent, an early viewing of this character home is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront into Marine Parade East. Follow the seafront road for some distance leading into Kings Parade. Continue along Kings Parade passing The Kingscliff Hotel on the left. Take the next turning on the left into York Road, immediately first right into Hereford Road and Hereford Court can be found on right hand side.

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

\* THREE BEDROOMS \* FIRST FLOOR SHOWER ROOM \*

\* 17'5 x 11'5 LOUNGE \* 11' x 8'3 DINING AREA \*

\* 11' x 9' FITTED KITCHEN WITH BUILT IN HOB, EXTRACTOR HOOD & DOUBLE OVEN \*

\* GAS HEATING VIA RADIATORS \* REPLACEMENT DOUBLE GLAZING \*

\* FRONT AND REAR GARDENS \* BALCONY VIEWS \*

\* GARAGE IN BLOCK \* OFF ROAD PARKING \*

\* SEAFRONT SIDE OF HOLLAND ON SEA \* SOLE AGENTS \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 11'9 (3.58m) x 10'0 (3.05m)

Radiator. Built in wardrobe. Windows to front and glazed door to balcony with views over neighbouring gardens.

**BEDROOM TWO:** 12'0 (3.66m) x 9'0 (2.74m)

Radiator. Built in wardrobe. Window to front with further glazed door to balcony with views over neighbouring gardens.

**BEDROOM THREE:** 12'1 (3.68m) x 8'3 (2.51m)

Radiator. Built in wardrobe housing gas boiler. Window to rear.

**SHOWER ROOM:**

Fitted with double width shower cubicle, vanity hand wash basin, low level WC. Fully tiled walls, tiled flooring. Heated towel rail. Downlighters. Window to rear.

**LANDING:**

Window to side. Radiator. Turning stairflight to ground floor.

**ENTRANCE:**

Part glazed entrance door to:

**ENTRANCE LOBBY:**

Doors to lounge and ground floor WC

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, vanity wash basin with cupboards under, radiator, double glazed window to side.

**LOUNGE:** 17'5 (5.31m) x 11'5 (3.48m)

Two radiators. Fitted gas fire. Laminated wood flooring. Understairs storage cupboard. Windows to front and rear. Archway leading through to:

**DINING AREA:** 11'0 (3.35m) x 8'3 (2.51m)

Radiator. Window to front, further door to:

**KITCHEN:** 11'0 (3.35m) x 9'0 (2.74m)

Fitted with a range of high gloss finish laminated fronted units comprising of laminated work surfaces with laminated splashbacks, inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset electric hob unit with extractor hood above, further built in double oven, cupboard storage above and below, integrated wine rack, integrated fridge, freezer, dishwasher and washing machine. Window to rear, glazed door to outside.

**OUTSIDE:**

Enclosed lawned front garden with flower and shrub borders. To the rear of the property is a further lawned garden with flower and shrub borders, enclosed by panelled fencing. Garage in block, parking to the front of the garage facing Hereford Road.

**AGENTS NOTES:**

Material information for this property  
Tenure Freehold. Council Tax Band D.

EPC Rating E.

Services connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - Yes. 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.

Any additional property charges - No

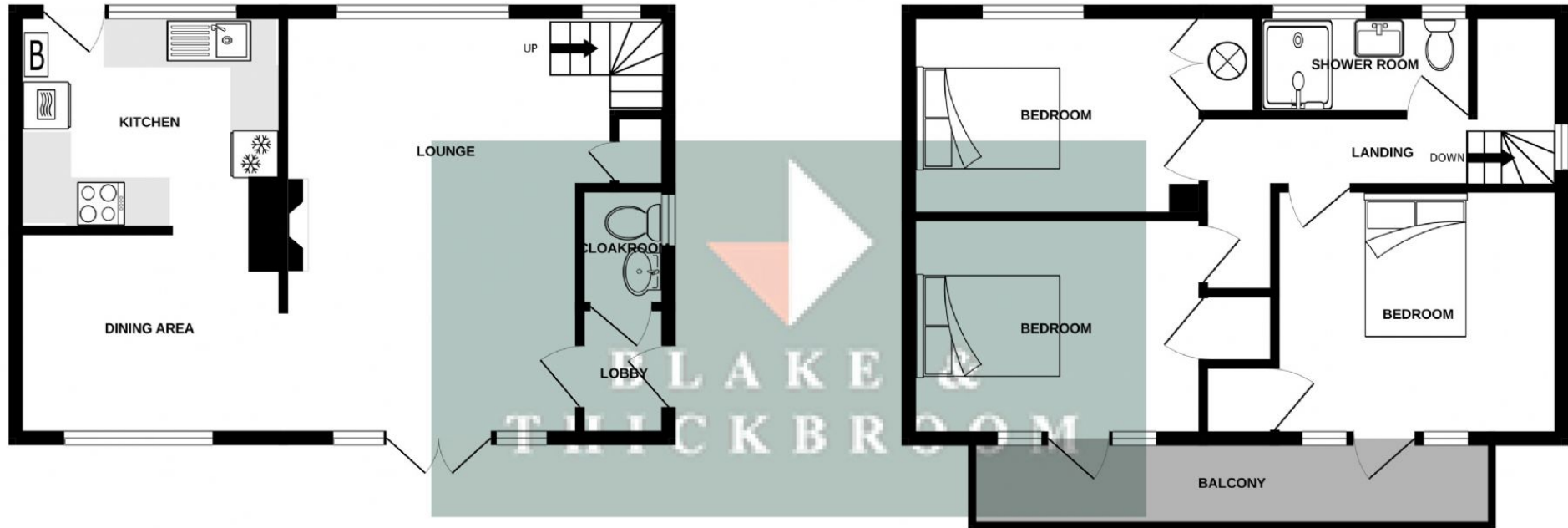
Non standard property features to note - Yes. The front garden of the property was sold off approximately 18 months ago and planning permission has now been given for a detached bungalow, planning application number 21/00089/FUL.





GROUND FLOOR

1ST FLOOR



HEREFORD COURT, HOLLAND-ON-SEA, ESSEX, CO15 5PB

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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