



BLAKE & THICKBROOM



FOR SALE
BLAKE &
THICKBROOM
01255 688788
www.blake-thickbroom.co.uk

FLEETWOOD AVENUE,
HOLLAND ON SEA, ESSEX, CO15 5RF
£325,000 (Guide Price)

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DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached bungalow situated within the highly regarded Holland on Sea area boasting farmland views to rear and having the convenience of no onward chain. An early viewing is advised to fully appreciate the size, outlook and potential this property affords.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance passing the playing fields on the left and it converts into Kings Parade. Continue along Kings Parade passing the Kingscliff Hotel on the left and turn left into York Road. At the far end of the York Road turn right into Frinton Road. Proceed past the Oakwood public house on the left, take the next left into Park Boulevard. At the far end turn right into Fleetwood Avenue, the bungalow will be on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS * 14'7 x 12'1 LOUNGE *

* 11'10 x 10'max KITCHEN * 18'9 CONSERVATORY *

* MODERN SHOWER ROOM * GAS HEATING *

* DOUBLE GLAZING * NEW CARPETS * APPROX 55' REAR GARDEN BACKING ONTO FARMLAND *

* DETACHED GARAGE * FAVOURED LOCATION *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC double glazed double doors to side to entrance lobby. Further door to entrance hall.

ENTRANCE HALL:

Access to loft, built in storage cupboard housing wall mounted gas boiler. Doors to all rooms.

LOUNGE: 14'7 (4.45m) x 12'1 (3.68m)

Radiator, tiled fire surround and hearth and double glazed window to front.

KITCHEN: 11'10 (3.61m) x 10'0 (3.05m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Built in storage cupboards. Double glazed windows to side and rear. Door to conservatory.

CONSERVATORY: 18'9 (5.72m) x 9'0 (2.74m)

UPVC double glazed aspects to side and rear, radiator, double doors leading to rear garden.

BEDROOM ONE: 12'3 (3.73m) x 10'6 (3.20m)

Radiator, double glazed window to front.

BEDROOM TWO: 11'9 (3.58m) x 11'7 (3.53m)

Radiator, double glazed window to rear.

SHOWER ROOM:

Refitted with a white coloured suite comprising walk in glass shower enclosure, vanity wash basin with cupboards under, low level WC, chrome effect radiator, fully tiled walls, tiled flooring. Double glazed window to side.

OUTSIDE:

Block paved frontage with shrubbery beds partially retained by brick wall. Metal gated vehicular access to driveway leading down the side of the property to the rear garden and garage. The garage measures 17'6 x 7'5 (7' wide) up and over door, service door to rear garden. The rear garden is approximately 55' in length, laid to lawn with a paved patio area adjacent to the conservatory and also the foot of the garden which is retained by timber fencing and overlooking farmland to rear.

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

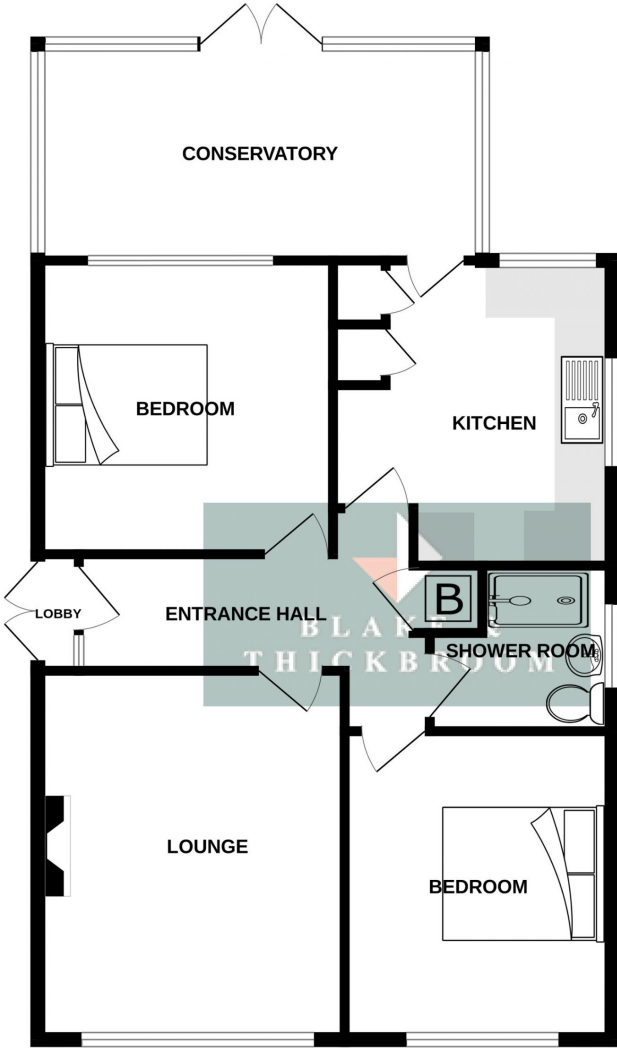
Prospective purchasers should be directed website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None

Non standard property features to note - None



GROUND FLOOR



FLEETWOOD AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5RF

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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