



BLAKE & THICKBROOM



**GRENFELL AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5XL
£365,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
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DESCRIPTION:

EXTENDED WITH SOUTH FACING GARDEN.

Beautifully presented extended detached bungalow situated in this established location within the popular Holland on Sea area on the eastern outskirts of town centre. The bungalow is conveniently located within walking distance of Holland on Sea seafront and bus stops along the Frinton Road to the main Holland on Sea centre with an array of shopping facilities. As the vendors chosen sole agent, an early viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approx one mile leading into the centre of Holland on Sea. Proceed past the Roaring Donkey public house on the right hand side into the Frinton Road. Proceed along Frinton Road for approx quarter of a mile past the Oakwood public house on the left hand side taking the next turning left into Park Boulevard. First left into Grenfell Avenue, proceed a short distance and the bungalow found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS * MODERN SHOWER ROOM *

* 17' LOUNGE * 10'7 FITTED KITCHEN *

* GAS HEATING * REPLACEMENT DOUBLE GLAZED WINDOWS *

* 21'4 x 14'10max P SHAPED CONSERVATORY *

* 10'8 x 10'1 ADDITIONAL EXTENDED CONSERVATORY * SOUTH FACING ESTABLISHED REAR GARDEN *

* DRIVEWAY & GARAGE * SOLE AGENTS *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:

Double glazed entrance door to entrance lobby. Further double glazed entrance door to rear passageway and internal door to hallway.

ENTRANCE HALL:

Radiator, access to loft, airing cupboard. Doors to:

BEDROOM ONE: 13'0 (3.96m) x 11'3 (3.43m)

Built in wardrobe, built in former airing cupboard. Range of fitted wardrobes with mirror fronted and laminated fronted doors. Radiator, window to front.

BEDROOM TWO: 10'7 (3.23m) x 10'0 (3.05m)

Radiator, bay window to front.

SHOWER ROOM:

Modern suite comprising double width shower cubicle, pedestal wash basin, bidet, low level WC, heated towel rail, fully tiled walls, wall mounted electric heater, down lighters, window to side.

LOUNGE: 17'0 (5.18m) x 11'0 (3.35m)

Dado rail, ornamental wooden fire surround with marble effect inset and hearth and fitted real flame gas fire, radiator, sliding double glazed patio doors to conservatory.

KITCHEN: 10'7 (3.23m) x 9'10 (3.00m)

(plus door recess) 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 cupboard, further cupboard housing gas boiler, concealed extractor hood. Part tiled walls, window to rear, double glazed door to conservatory.

CONSERVATORY: 21'4 (6.50m) x 14'10 (4.52m)

(max) P Shaped in design. Brick base, vaulted panel roof, radiator, windows to side and rear, double glazed door to outside. Further internal door to secondary extended conservatory.

ADDITIONAL SECONDARY EXTENDED CONSERVATORY: 10'8 (3.25m) x 10'1 (3.07m)

Vaulted panel roof, radiator, windows to side and rear, glazed double doors to outside. Further internal door to internal passageway.

INTERNAL PASSAGEWAY:

Leading to timber framed and fully insulated workshop/office.

OUTSIDE:

To the rear property is a established south facing lawned rear garden with flower and shrub borders, patio area, two storage sheds and summer house to remain. (summer house and one storage shed with power and light connected). Ornamental pergola, outside tap, outside security lighting. The rear garden is enclosed by panel fencing and mature hedgerow.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: TBA

Services connected

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - No

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 - Yes

Property and the existing conservatory has been extended with a secondary conservatory permission was granted under a pre-application in May 2011. Copy of permission on file





