



BLAKE & THICKBROOM



FOR SALE
BLAKE & THICKBROOM
ESSEX

A&G Furniture
104 Old Road
Clacton on Sea CO15 3AA
Tel. 01255 762 104
New & Pre Owned Furniture

CLIFF ROAD,
HOLLAND ON SEA, ESSEX, CO15 5QQ
£320,000 (Asking Price)

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

DESCRIPTION:

LOCATION LOCATION LOCATION

An older style detached house situated in this prime residential location within walking distance of Holland on Sea seafront and local shops on the eastern outskirts of Clacton's town centre. The property is in need of some modernisation however offers potential for further extension (STPP) and benefits from a south facing garden and is being offered for sale with no onward chain. As the vendors chosen sole agent an early viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East leading into Kings Parade. Continue along Kings Parade for a further half a mile taking the turning on the left hand side into York Road. First right into Cliff Road and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

DISTANT SEA VIEWS * THREE BEDROOMS * FIRST FLOOR BATHROOM *

* DOUBLE GLAZED WINDOWS * GAS HEATING *

* GROUND FLOOR CLOAKROOM * 15'1 LOUNGE *

* 11' DINING ROOM * 12' KITCHEN * 12'7 GARDEN ROOM *

* APPROX 30' SOUTH FACING REAR GARDEN *

* DRIVEWAY & GARAGE * WALKING DISTANCE OF SEAFRONT & LOCAL SHOPS *

* NO ONWARD CHAIN * KEYS TO VIEW * MODERNISATION REQUIRED *

FIRST FLOOR BEDROOM ONE: 12'10 (3.91m) x 12'0 (3.66m)

Radiator, built in wardrobe, window to front.

BEDROOM TWO: 10'8 (3.25m) x 10'0 (3.05m)

Built in wardrobe, radiator, window to rear.

BEDROOM THREE: 9'0 (2.74m) x 6'10 (2.08m)

Radiator, window to rear.

BATHROOM:

White suite comprising panelled bath, pedestal wash basin, low level WC, part tiled walls, radiator, window to front.

FIRST FLOOR LANDING:

Airing cupboard, storage cupboard, access to loft, radiator, window to side, stair flight to ground floor.

ENTRANCE PORCH:

Double glazed entrance door to entrance porch. Further double glazed door to entrance hall.

ENTRANCE HALL:

Radiator, steps up to cloakroom.

GROUND FLOOR CLOAKROOM:

Low level WC, radiator, window to side.

LOUNGE: 15'1 (4.60m) x 12'0 (3.66m)

Ornamental tiled fire surround, radiator, bay window to front.

DINING ROOM: 11'0 (3.35m) x 10'0 (3.05m)

Ornamental tiled fire surround, alcove storage cupboard, radiator, window to rear.

KITCHEN: 12'0 (3.66m) x 8'10 (2.69m)

Single drainer sink unit with cupboards and drawers under. Eye level cupboards, wall mounted gas boiler, radiator, pantry cupboard. Windows to side and rear, double glazed door to garden room.

GARDEN ROOM: 12'7 (3.84m) x 5'6 (1.68m)

Radiator, windows to side and rear, glazed double doors to rear garden.

OUTSIDE:

Lawned front garden with flower and shrub borders and front boundary walling. Double gates with driveway providing off road parking for two/three vehicles leading to detached garage, power and light connected. Side gate access to approx 30' lawned south facing rear garden with patio area. The garden is enclosed by timber panel 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 - Unknown

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

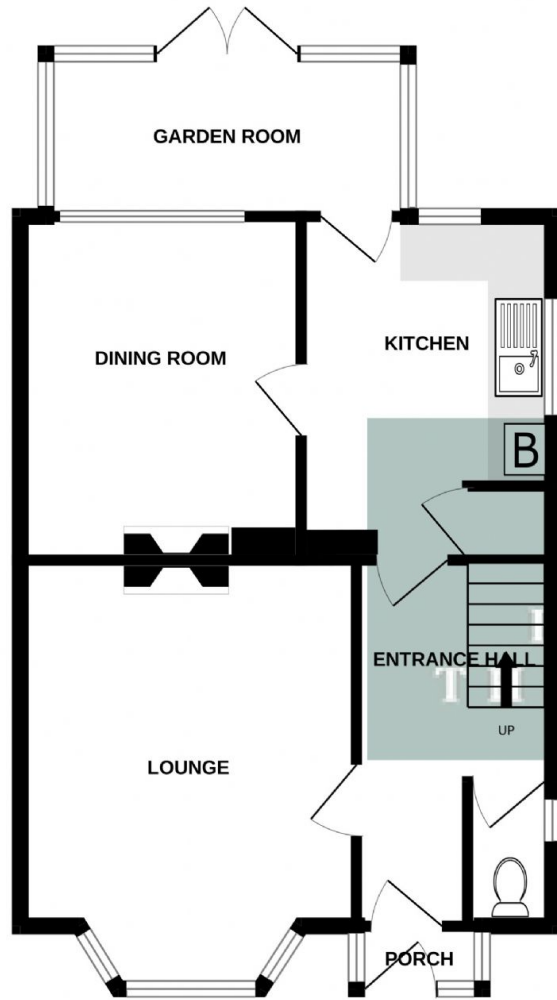
Non standard property features to note - None



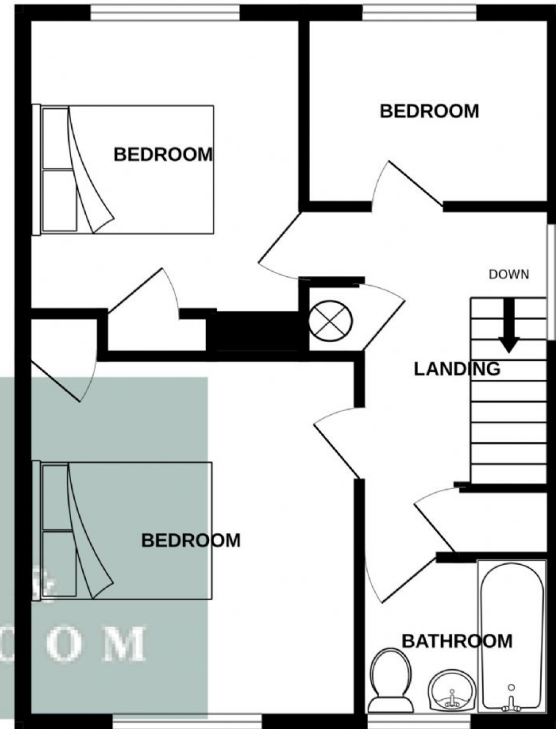




GROUND FLOOR



1ST FLOOR



CLIFF ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5QQ

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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