



**DESCRIPTION:**

Situated in the Heart of Holland Blake & Thickbroom are delighted to be offering for sale this well presented one bedroom bungalow. The perfect opportunity for a first time buyer or retired person looking to settle down by the seaside. The property benefits from being within walking distance of local shops, seafront and bus routes leading to Clacton's town centre. An early inspection is recommended to avoid missing out on this opportunity.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Carnarvon Road taking the right turning into Skelmersdale Road. Proceed to the end and turn left into Holland Road. Follow Holland Road for some distance straight across the mini roundabout into Holland Road. Take the fourth turning left into Ascot Mews and the property can be found on the right hand side.

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

\* 10'5 x 9'3 BEDROOM \* 10'3 x 5'8 KITCHEN \*

\* 13' x 10'9 LOUNGE \* 9'2 x 5'6 SHOWER ROOM \*

\* COURTYARD STYLE GARDEN \* TWO ALLOCATED PARKING SPACES \*

\* DOUBLE GLAZING \* GAS HEATING \* VIEWING RECOMMENDED \*

\* WALK TO SEAFRONT & SHOPS \* SOLE AGENTS \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator, storage cupboard, access to loft, doors to all rooms.

**BEDROOM:** 10'5 (3.18m) x 9'3 (2.82m)

(plus 1' into wardrobe recess) Built in double storage cupboard, fitted wardrobes, radiator, replacement double glazed sliding door to garden.

**LOUNGE:** 13'0 (3.96m) x 10'9 (3.28m)

Radiator, replacement double glazed window to front.

**KITCHEN:** 10'3 (3.12m) x 5'8 (1.73m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage below, range of eye level cupboards. Built in oven, electric hob with extractor hood above. Wall mounted boiler, part tiled walls. Replacement double glazed window to front.

**SHOWER ROOM:** 9'2 (2.79m) x 5'6 (1.68m)

Modern fitted shower suite comprising low level WC, shower tray with sliding doors and shower attachment. Vanity hand wash basin with mixer tap and cupboards under. Radiator, fully tiled walls, replacement double glazed window to rear.

**OUTSIDE:**

To the front of the property is two allocated parking spaces. Side access leading to courtyard style rear garden. Paved with a shed to remain, outside tap and partially retained by wooden panel fencing and brick wall.

**AGENTS NOTES:**

Material information for this property

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

Services Connected

Electricity - Yes

Gas- Yes

Water- Yes

Sewerage type- Mains

Telephone and Broadband coverage - Yes

Prospective purchasers should be directed to website [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: None





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