



BLAKE & THICKBROOM



**FLEETWOOD AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5SE
£325,000 (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:

Blake & Thickbroom are pleased to be offering for sale this two bedroom detached bungalow situated in the highly regarded Holland on Sea area. The property benefits from a south facing rear garden and garage. The property has undergone refurbishment at the hands of the current owners but does require some finishing touches throughout. An internal inspection is warranted to fully appreciate the accommodation on offer.

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 turn into Frinton Road. Take the next left into Norman Road. Proceed to the end of Norman Road turn left into Fleetwood Avenue and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * EN SUITE SHOWER ROOM * SEPARATE WC (potential for second bathroom) *

* 15'6 x 11'3 KITCHEN * 11'2 x 6' UTILITY ROOM *

* 14'10 x 14'7 LOUNGE * GAS HEATING *

* DOUBLE GLAZING *

* SOUTH FACING REAR GARDEN * 16' x 8'2 GARAGE *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

ENTRANCE HALL:

Entrance door to entrance hall. Radiator, access to loft, two built in storage cupboards. Doors to:

BEDROOM ONE: 15'9 (4.80m) x 8'10 (2.69m)

Radiator, replacement double glazed window to front. Access to en suite.

EN SUITE SHOWER ROOM:

Low level WC, vanity hand wash basin with mixer tap, shower tray with shower attachment, part tiled walls, heated towel rail, panelling. Replacement double glazed window to side.

BEDROOM TWO: 12'3 (3.73m) x 9'6 (2.90m)

Radiator, replacement double glazed french doors to garden.

KITCHEN: 15'6 (4.72m) x 11'3 (3.43m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated oven, combi microwave, electric hob with extractor hood, fridge and freezer, dishwasher. Wall mounted gas boiler housed in cupboard in the utility area. Radiator, island feature, replacement double glazed windows to front, door to garden. Access to utility.

UTILITY AREA: 11'2 (3.40m) x 6'0 (1.83m)

Work surfaces with inset single drainer sink unit, cupboards under, part tiled walls, replacement double glazed window to side.

BATHROOM:

(former bathroom being used as storage) Replacement double glazed window to side.

SEPARATE WC:

Low level WC, part tiled walls, replacement double glazed window to side.

LOUNGE: 14'10 (4.52m) x 14'7 (4.45m)

Electric fire, two replacement double glazed windows to side, bi folding doors to rear.

OUTSIDE:

To the front of the property is a block paved driveway providing access for off road parking. Shingled area to the left hand side with astro turf. Side access to the rear garden. To the right hand side of the property is a shared access leading to garage. 16' x 8'2 Up and over door. The rear garden benefits from a southerly aspect decking adjacent to the bungalow affording access to seating. Service door to garage. The remainder is laid to lawn and enclosed by partial wooden panel fencing

AGENTS NOTES:

Material Information for this property
Tenure is Freehold. Council Tax Band: D. EPC: E
Services connected

Electricity: Yes

Gas: Yes

Water: Yes

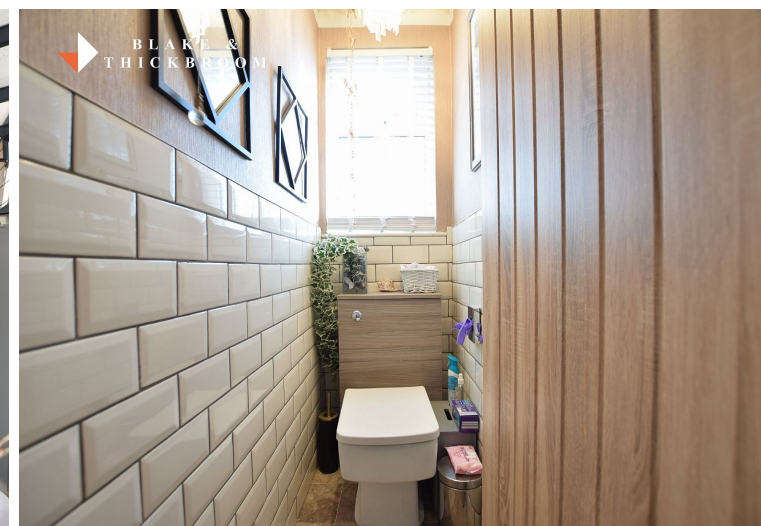
Sewerage type: Mains

Telephone and Broadband Coverage: Yes

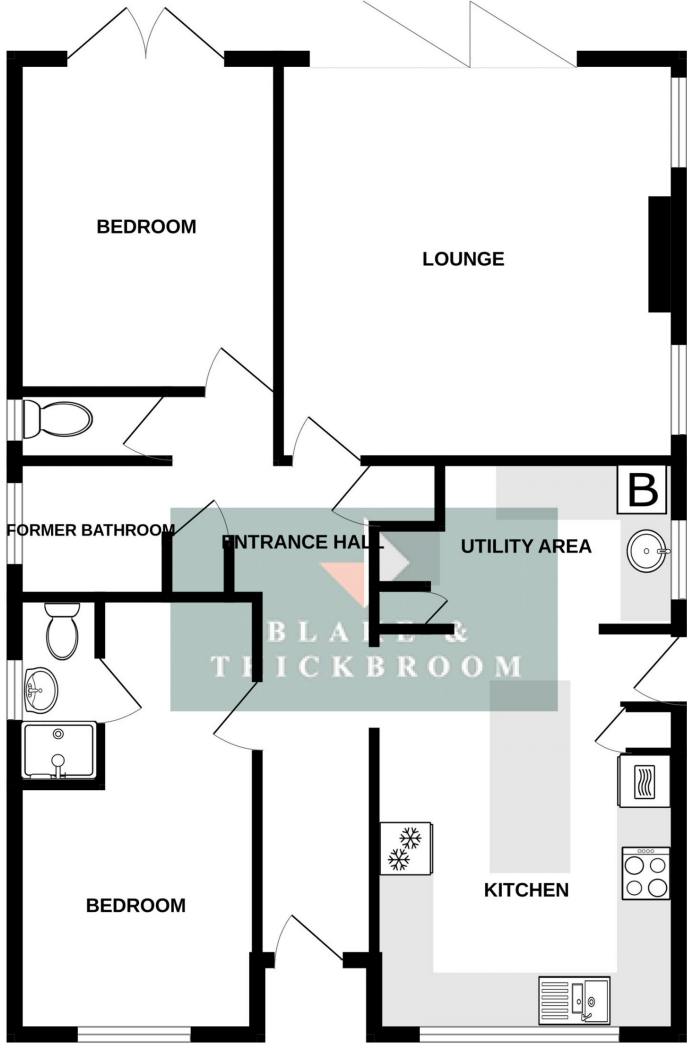
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges : No

Non standard property features to note: None



GROUND FLOOR



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

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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