



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this three bedroom detached bungalow situated in the highly regarded Holland on Sea area. The property benefits from a South facing rear garden, garage, generous accommodation and is being offered for sale with no onward chain.

As the vendor's chosen sole agents, an internal inspection is recommended to fully appreciate the accommodation on offer.

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 approximately one mile leading into the centre of Holland on Sea. Proceed past the Roaring Donkey Public House on the right hand side into Frinton Road. Proceed along Frinton Road passing 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 turning left into Sussex Gardens and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 16'9 x 12'6 LOUNGE *

* 10'11 x 8'1 KITCHEN *

* 12' x 7'11 CONSERVATORY *

* 8'4 x 5'4 SHOWER ROOM *

* SOUTH FACING REAR GARDEN *

* GARAGE & OFF ROAD PARKING *

* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES AND SEAFRONT *

* KEYS TO VIEW * NO ONWARD CHAIN *

* VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 12'1 (3.68m) x 9'0 (2.74m)

(into wardrobe recess). Radiator. Fitted wardrobes. Replacement double glazed window to rear.

BEDROOM TWO: 11'5 (3.48m) x 11'2 (3.40m)

Radiator. Replacement double glazed sliding door to conservatory.

BEDROOM THREE: 8'11 (2.72m) x 8'2 (2.49m)

Replacement double glazed window to side.

CONSERVATORY: 12'0 (3.66m) x 7'11 (2.41m)

Of brick based construction with panelled roof. Replacement double glazed aspects to side and rear, door to garden.

LOUNGE: 16'9 (5.11m) x 12'6 (3.81m)

Radiator. Replacement double glazed window to front.

KITCHEN: 10'11 (3.33m) x 8'1 (2.46m)

Fitted with laminated rolled edge work tops with inset single drainer sink unit, cupboards, drawers and storage below, range of eye level cupboards. Airing cupboard, cupboard housing boiler. Part tiled walls. Replacement double glazed window to front, door to side.

SHOWER ROOM: 8'4 (2.54m) x 5'4 (1.63m)

Fitted with shower tray with electric shower, vanity hand wash basin with mixer tap, cupboards below, High level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking, further access to garage with electric up and over door, power and light connected and service door. The front of the property is laid to lawn with flowers and shrubs. Block paving with shingled area, leading to rear. The rear garden is mostly laid to lawn with flower and shrub borders. Wooden storage shed and greenhouse to remain. Allotment area to the rear. From the side of the property there is further access leading through to another shed. The rear garden benefits from a Southerly facing aspect.

AGENTS NOTES:

Material Information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Unknown due to the property being vacant. 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.



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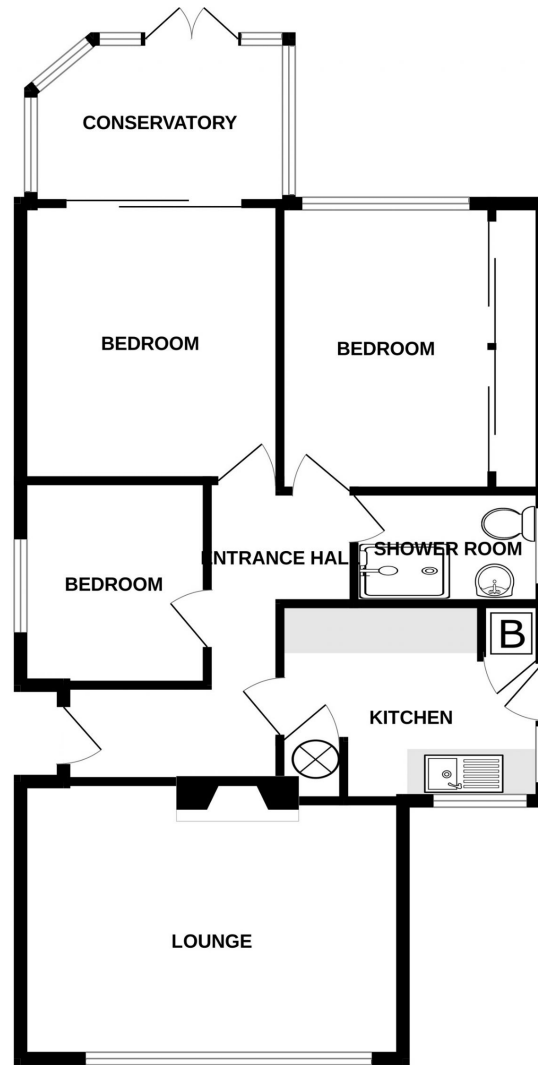


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GROUND FLOOR



SUSSEX GARDENS, HOLLAND-ON-SEA, ESSEX, CO15 5XJ

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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