



**MANCHESTER ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5PL  
£470,000 (Asking Price)**

**DESCRIPTION:****NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this immaculately presented Three Bedroom, Three Bathroom extended detached bungalow situated seafront side of Holland on Sea. The property is conveniently located within a short walk of local shops, restaurants, bus routes and walking distance to Holland on Sea regenerated seafront. An internal inspection is fully recommended to appreciate the accommodation being offered for sale. Call our offices to arrange a viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road where it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff hotel on the left, turn left into York Road. At the far end turn right into Frinton Road. Take the third turning right into Manchester Road. The property can be found on the left hand side.

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

\* THREE BEDROOMS \* EN SUITE SHOWER ROOMS \*

\* FOUR PIECE BATHROOM SUITE \* 26'3 x 18'5 KITCHEN/DINING/LIVING WITH BI FOLDING DOORS \*

\* FULLY REFURBISHED \* EXTENDED \* GAS HEATING \*

\* DOUBLE GLAZING \* OFF ROAD PARKING \*

\* NO ONWARD CHAIN \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

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

**BEDROOM ONE:** 13'4 (4.06m) x 10'1 (3.07m)

(into bay recess) Radiator, replacement double glazed bay window to front. Door to en suite shower room.

**ENSUITE SHOWER ROOM:**

Refitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under, shower tray with sliding doors and shower fitted with two shower attachments. Heated towel rail, under floor heating, part tiled walls, shaver point, extracto fan. Replacement double glazed window to side.

**BEDROOM TWO:** 11'5 (3.48m) x 9'5 (2.87m)

Radiator, replacement double glazed window to front.

**ENSUITE SHOWER ROOM:**

Low level WC, vanity hand wash basin with mixer tap and cupboard under, shower tray with sliding doors and shower fitted with two shower attachment, extractor fan, heated towel rail, under floor heating, shaver point. Replacement double glazed velux window to side.

**BEDROOM THREE:** 11'8 (3.56m) x 9'0 (2.74m)

Radiator, replacement double glazed window to side.

**BATHROOM:**

Fitted with a four piece bathroom suite comprising low level WC, vanity hand wash basin with mixer tap, stand alone bath, shower tray with sliding doors and shower fitted with two shower attachments. Extractor fan, part tiled walls, under floor heating, heated towel rail. Replacement double glazed velux window to side.

**KITCHEN/DINING/LIVING ROOM:** 26'3 (8.00m) x 18'5 (5.61m)

Refitted kitchen comprising grey and white laminated fronted units with quartz worktops with matching upstands and quartz island. Inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range if eye level cupboards. Integrated double oven with electric hob and extractor hood above. Integrated dish washer, washing machine. Three vertical radiators, sky light window, two sets of bi folding doors to rear garden. Replacement double glazed window to side.

**OUTSIDE:**

To the front of the property is a shingled driveway providing off road parking with shrub borders. Front boundary wall to the front. Outside lighting, double gates leading to rear garden. The rear garden has a full width patio area extending to the side reminder laid to lawn with additional paved area to the rear with mature trees, outside lighting, outside electric points. The rear garden is partially retained by wooden 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: 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: Yes

The property has been extended and planning application is under: 21/01962/FULHH











