



BLAKE & THICKBROOM



FERNWOOD AVENUE,  
HOLLAND ON SEA, ESSEX, CO15 5QD  
£290,000 (Asking Price)

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

**DESCRIPTION:**

NO ONWARD CHAIN & A STONES THROW FROM THE SEAFRONT

Blake & Thickbroom are delighted to be offering for sale this extended two bedroom detached bungalow situated within a easy reach of local shops and bus routes and Holland on sea seafront. An internal inspection is highly recommended to avoid missing out on this opportunity.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff hotel on the left. Proceed for a further half a mile taking a left into Fernwood Avenue. The bungalow can be found on the right hand side.

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

- \* VIDEO TOUR AVAILABLE \* SOLE AGENTS \* NO ONWARD CHAIN \*
- \* TWO BEDROOMS \* MODERN SHOWER ROOM \* SEPARATE WC \*
- \* 15'11 x 11'10 LOUNGE \* 12'2 x 7'2 KITCHEN \*
- \* HYBRID HEATING SYSTEM \* DOUBLE GLAZING \* EXTENDED \*
- \* APPROX 75' REAR GARDEN \* OFF ROAD PARKING \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator, two storage cupboards, one housing wall mounted boiler, access to loft, doors to all rooms.

**BEDROOM ONE:** 16'0 (4.88m) x 10'8 (3.25m)

Radiator, replacement double glazed bay window to front.

**BEDROOM TWO:** 10'1 (3.07m) x 7'11 (2.41m)

Radiator, replacement double glazed window to side.

**SEPARATE WC:**

Fitted with low level WC, vanity hand wash basin, radiator, replacement double glazed window to side.

**SHOWER ROOM:**

Modern fitted shower room comprising low level WC, pedestal wash basin, shower tray with sliding doors and shower attachment and electric shower. Radiator, fully tiled walls, replacement double glazed window to side.

**KITCHEN:** 12'2 (3.71m) x 7'2 (2.18m)

White laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage below. Range of eye level cupboards. Fitted extractor hood, radiator, part tiled walls. Replacement double glazed door to side.

**LOUNGE:** 15'11 (4.85m) x 11'10 (3.61m)

Two radiators, replacement double glazed french doors through to garden.

**OUTSIDE:**

To the front of the property block paved driveway affording access for off street parking. Air source heat pump assisting with heating system. Dual side access leading to approx 75' in length. Block paving adjacent to the house remainder laid to lawn. Two wooden storage sheds to remain. The rear garden is partially retained by wooden panel fencing.

**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: Unknown due to the property being vacant

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: None

Non standard property features to note: None

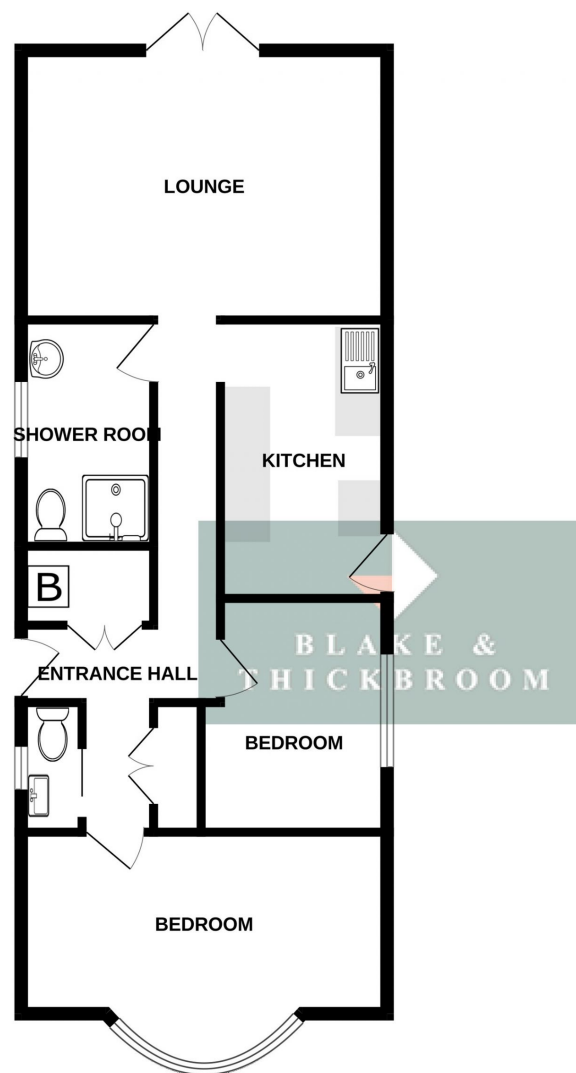








GROUND FLOOR



FERNWOOD AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5QD

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.  
Made with Metropix ©2025