



DESCRIPTION:

NO ONWARD CHAIN, IN NEED OF REFURBISHMENTS

Blake & Thickbroom are pleased to be offering for sale this spacious two bedroom detached bungalow offering immense potential for further improvement. The property benefits from off street parking, garage, substantial rear garden with distance field views. The property is conveniently located within easy reach of local shops, bus routes and Holland on Sea seafront. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts into Kings Parade. Continue along Kings Parade before turning left at the Kingscliff Hotel into Kings Avenue. At the far end of Kings Avenue turn right into Frinton Road. Past Tesco express on the left and take the turning on the left into Stratford Road. Right into Chelmsford Road, left into Nansen Road. The property can be found on the end on the right.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * BATHROOM & SEPARATE WC *

* 10'11 x 9'5 KITCHEN * 17'11 x 14' LOUNGE *

* MOSTLY DOUBLE GLAZED * GAS HEATING *

* 17'10 x 7'9 GARAGE * OFF ROAD PARKING *

* FIELD VIEWS * NO ONWARD CHAIN * SOLE AGENTS * REFURBISHMENT
NEEDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Service door to garage. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, access to loft, storage cupboard housing wall mounted combi gas boiler, doors to all rooms.

BEDROOM ONE: 13'8 (4.17m) x 12'11 (3.94m)

Radiator, fitted wardrobes, replacement double glazed window to rear.

BEDROOM TWO: 10'7 (3.23m) x 8'9 (2.67m)

Radiator, fitted wardrobe, replacement double glazed window to rear.

BATHROOM:

Panelled bath, pedestal hand wash basin, part tiled walls, replacement double glazed window to side.

SEPARATE WC:

Low level WC, replacement double glazed window to side.

LOUNGE: 17'11 (5.46m) x 14'0 (4.27m)

Two radiators, gas fire with tiled base and surround, replacement double glazed window to front.

KITCHEN: 10'11 (3.33m) x 9'5 (2.87m)

Fitted with inset single drainer sink unit, part tiled walls, replacement double glazed window and door to side.

GARAGE: 17'10 (5.44m) x 7'9 (2.36m)

Up and over door.

OUTSIDE:

To the front of the property is concrete area providing off parking leading to garage, remainder laid to lawn. Dual side access leading to rear garden. The rear garden has a paved area adjacent to the bungalow with the remainder is laid to lawn. Over grown to the rear of the garden, fields views to the left. 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: E.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Unknown

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

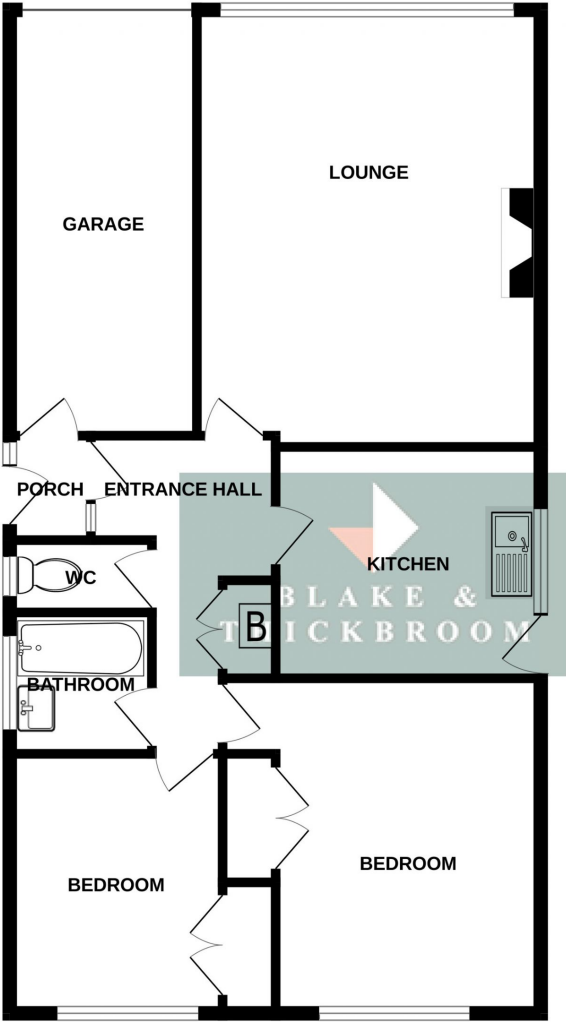
Any additional property charges : None

Non standard property features to note: Yes

The property was underpinned in 1985 and an insurance claim was taken out with works being carried out to a satisfactory standard. There is also pedestrian access to the rear of the property which is currently overgrown.



GROUND FLOOR



NANSEN ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5EF

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