



# BLAKE & THICKBROOM



COLCHESTER ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5DD  
**£290,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

**SOUTH FACING REAR GARDEN**

Blake & Thickbroom are delighted to be offering for sale this beautifully presented two bedroom semi detached bungalow situated in the highly regarded Holland on Sea area. The property is conveniently located within easy reach of local shopping facilities, restaurants, bus routes and seafront. An internal inspection is recommended to fully appreciated the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East for some distance where it converts into Kings Parade, follow the seafront road for some distance, turning left at the Kingscliff Hotel into Kings Avenue. Follow Kings Avenue and upon reaching the junction, proceed across into Windermere Road passing Blake & Thickbroom's office on the left hand side. Take the first turning right into Colchester Road and the property is located on the right hand side.

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

- \* TWO BEDROOMS \*
- \* 14'3 x 11'8 LOUNGE with LOG BURNER \*
- \* 11'10 x 8'4 KITCHEN \*
- \* 13'3 x 8'6 CONSERVATORY \*
- \* MODERN SHOWER ROOM \* SEPARATE WC \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* GARAGE & OFF ROAD PARKING \*
- \* SOUTH FACING REAR GARDEN \*
- \* VIDEO TOUR AVAILABLE \* SOLE AGENTS \*

**ENTRANCE HALL:**

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

**BEDROOM ONE:** 14'3 (4.34m) x 10'4 (3.15m)

(into bay recess). Radiator. Replacement double glazed bay window to front, stained glass window to side.

**BEDROOM TWO:** 10'10 (3.30m) x 9'9 (2.97m)

Radiator. Replacement double glazed window to front.

**LOUNGE:** 14'3 (4.34m) x 11'8 (3.56m)

Radiator, log burner. Single glazed windows and door to:

**KITCHEN:** 11'10 (3.61m) x 8'4 (2.54m)

Comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage space below, range of eye level cupboards. low level oven, electric hob with extractor hood above. Storage cupboard housing wall mounted boiler (installed approx 2023). Part tiled walls. Radiator. Replacement double glazed window to rear, double glazed door to side.

**CONSERVATORY:** 13'3 (4.04m) x 8'6 (2.59m)

Of brick base construction with panelled roof, double glazed aspects to sides and rear, sliding door to garden.

**SHOWER ROOM:**

Refitted shower room comprising of shower tray with shower attachment, vanity hand wash basin with mixer tap, cupboards below. Part tiled walls, tiled flooring. Radiator. Replacement double glazed window to side.

**SEPARATE WC:**

Fitted with low level WC. Radiator. Fully tiled flooring. Replacement double glazed window to side.

**OUTSIDE:**

Block paved driveway to the front of the property affording access for off road parking, the rest of the front is mostly laid to lawn with shrubs, enclosed by low level fencing and brick wall. Double gates to side recess with access to garage with double doors, further side gate to:

**REAR GARDEN:**

The rear garden benefits from a Southerly facing aspect with concrete and paving adjacent to the bungalow, variety of mature flowers, shrubs and trees. The rest of the garden is mostly laid to lawn. Service door to garage. Wooden storage shed to rear. The rear garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**

Material information for this property

Tenure is Freehold.

Council Tax Band C.

EPC Rating D

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & 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 - Yes, this property has been cavity wall insulated.











