



**AYLESBURY DRIVE,
HOLLAND ON SEA, ESSEX, CO15 5RD
£225,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this two bedroom semi detached bungalow benefiting from stunning views to the front and rear. The property is located within the highly regarded Holland on Sea area and is conveniently located within easy reach of local shops, pubs, restaurants and Holland on Sea regenerated seafront. The property offer scope for further potential and an internal inspection is highly recommended to fully appreciate the accommodation on offer. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance passing the playing fields on the left, where it converts into Kings Parade. Continue along Kings Parade passing the Kingscliff hotel on the left and turn left into York Road. At the far end turn right into Frinton Road. Proceed past the Oakwood public house on the left, take the next left into Park Boulevard. Immediately right into Aylesbury Drive, proceed almost to the end and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- * TWO BEDROOMS * SHOWER ROOM * 11'7 KITCHEN *
- * 10'1 x 7'11 CONSERVATORY * 13' x 11'5 LOUNGE *
- * ELECTRIC HEATING * DOUBLE GLAZING *
- * APPROX 90' REAR GARDEN * OFF ROAD PARKING *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Airing cupboard, storage cupboard. Window to rear. Doors to all rooms.

BEDROOM ONE: 11'10 (3.61m) x 10'6 (3.20m)

Electric storage heater, replacement double glazed window to rear.

BEDROOM TWO: 12'9 (3.89m) x 9'0 (2.74m)

Electric storage heater, replacement double glazed window to front.

SHOWER ROOM:

Fitted with low level WC, pedestal wash basin with mixer tap, shower tray, shower curtain and shower attachment. Part tiled walls, replacement double glazed window to rear.

LOUNGE: 13'0 (3.96m) x 11'5 (3.48m)

Electric storage heater, replacement double glazed window to front.

KITCHEN: 11'7 (3.53m) x 7'10 (2.39m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage below, range of eye level cupboards. Fitted oven with electric hob, separate storage cupboard. Access to loft, part tiled walls. Replacement double glazed window to side, single glazed door to conservatory.

CONSERVATORY: 10'1 (3.07m) x 7'11 (2.41m)

Wooden frame with panelled roof. Timber glazed aspects to side and rear. Double doors to garden.

OUTSIDE:

To the front of the property concrete and shingled driveway providing off road parking and further concrete path to front door. The remainder is laid to lawn with a variety of shrub borders. Side access leading to rear garden. The rear garden is approx 90' in length and benefiting from farmland views in the distance with paved area adjacent to the rear of the bungalow. The remainder is laid to lawn with a variety of flower, tree and shrub borders. Four storage sheds to rear. 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: No

Water: Yes

Sewerage type: Mains

Telephone and 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.

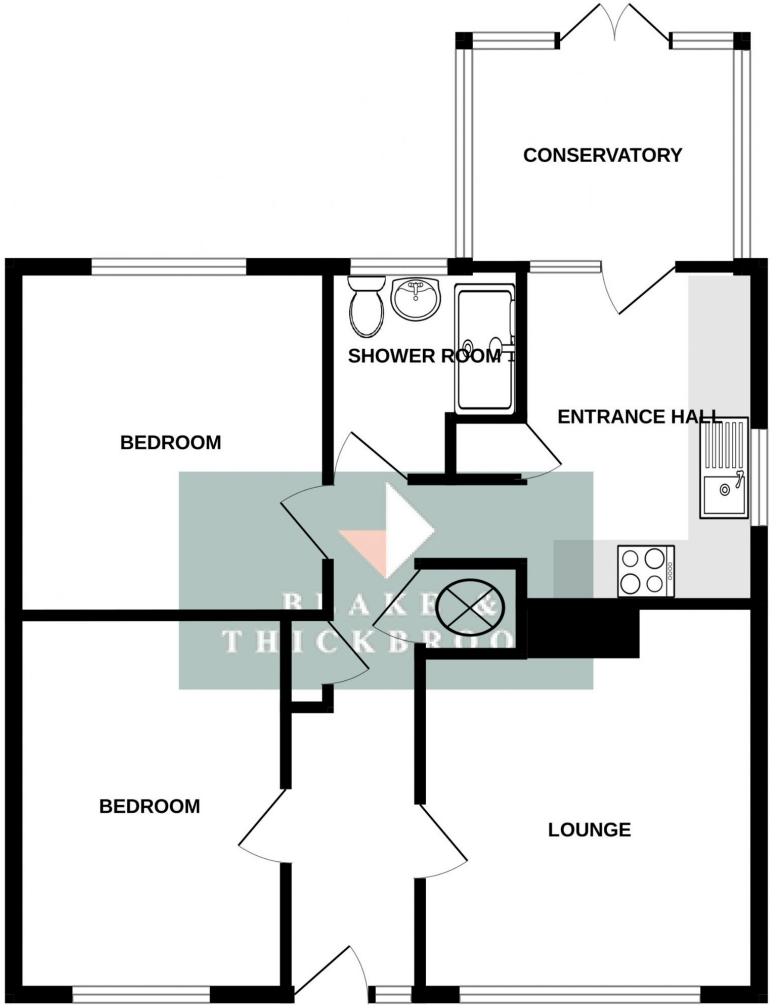
Any additional property charges: No

Non standard property features to note: None





GROUND FLOOR



AYLESBURY DRIVE, HOLLAND-ON-SEA, ESSEX, CO15 5RD

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