



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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this completely refurbished semi detached bungalow situated within the highly regarded area of Holland on Sea. The property is affording a refitted kitchen, new bathroom suite with additional shower over and shower screen and a 19'2 conservatory which helps to afford to adaptable accommodation. An internal viewing is recommended to fully appreciate the quality and location of this property.

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 the seafront passing the Kingscliff Hotel on the left. Take the next left into Queensway. At the far end turn left into Frinton Road then immediately right into Ipswich Road. Take the third turning on the left into Brentwood Road, the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * REFURBISHED THROUGHOUT * TWO BEDROOMS *
- * 12'10 LOUNGE * 9'10 REFITTED KITCHEN WITH APPLIANCES *
- * 19'2 CONSERVATORY * REFITTED BATHROOM *
- * GAS HEATING * UPVC DOUBLE GLAZING *
- * AMPLE OFF ROAD PARKING TO FRONT * APPROX 50' REAR GARDEN *
- * PREFERRED LOCATION * VIEWING RECOMMENDED *

ENTRANCE HALL:

UPVC double glazed side entrance door to entrance hall. Radiator, laminated flooring, access to loft, doors to all rooms.

LOUNGE: 12'10 (3.91m) x 10'3 (3.12m)

Laminated flooring, upstanding radiator, open access to conservatory/diner.

KITCHEN: 9'10 (3.00m) x 9'5 (2.87m)

Refitted with a range of laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit with mixer tap. Cupboards under, matching eye level cupboards, larder cupboard. Integrated electric hob, with extractor fan above. Integrated microwave and oven, fridge freezer and washer dryer. Laminated flooring, radiator. UPVC double glazed window to side, door to conservatory/diner.

CONSERVATORY/DINER: 19'2 (5.84m) x 8'10 (2.69m)

Brick base construction with UPVC double glazed aspects to side and rear. Laminated flooring, radiator, double doors to rear garden.

BEDROOM ONE: 13'2 (4.01m) x 10'3 (3.12m)

(max) Radiator, UPVC double glazed window to front.

BEDROOM TWO: 10'0 (3.05m) x 9'9 (2.97m)

Radiator, double glazed window to front.

BATHROOM:

Refitted with a white coloured suite comprising panelled bath with wall mounted shower unit over and shower screen. Hanging vanity wash basin with monoblock tap and drawers under. Low level WC, fully tiled walls, tiled flooring. Chromium effect radiator. UPVC double glazed window to side.

OUTSIDE:

Paved and shingled frontage providing off road parking for at least two vehicles. Pedestrian access to the side serving rear garden. The side garden is shingled and affords additional storage area leading to rear garden. Raised paved patio area adjacent to the conservatory partially retained by dwarf brick wall, steps down to lawned area. The garden extends to approximately 50' in length and is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: B. 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 to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: None
Non standard property features to note: None







