



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this modernised and well presented semi detached bungalow situated in the highly regarded Holland on Sea area. The property also benefits from off road parking, 13'7 Conservatory and approximately 60' south-westerly facing rear garden. An internal viewing is recommended to fully appreciate what is on offer here.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Turn left at the Kingscliff Hotel into Kings Avenue. At the far end turn right into Frinton Road and proceed through the centre of Holland on Sea passing the various shops. Proceed past the Oakwood public house on the left and Ingarfield Road can be found as a turning on the right. The bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 11'11 x 11'10 BEDROOM * 11'10 MODERN FITTED KITCHEN WITH OVEN & HOB *
- * 13'7 CONSERVATORY * MODERN BATHROOM *
- * GAS HEATING * UPVC DOUBLE GLAZING *
- * WELL PLANTED SOUTH-WESTERLY FACING REAR GARDEN *
- * OFF ROAD PARKING * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Replacement composite entrance door to entrance hall. Radiator, laminated flooring. Doors to:

LOUNGE: 10'8 (3.25m) x 10'0 (3.05m)

Laminated flooring, radiator, UPVC double glazed doors and glazed panels giving access to conservatory.

CONSERVATORY: 13'7 (4.14m) x 8'3 (2.51m)

(used as dining room) Brick base construction with UPVC double glazed aspects to rear with glazed vaulted ceiling. Radiator, doors to rear garden.

KITCHEN: 11'10 (3.61m) x 8'5 (2.57m)

(max) Refitted with a range of white coloured cottage style laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over. Cupboards and drawers under. Integrated four ring gas hob with extractor fan above. Further integrated oven, built in pantry cupboard. Tiled flooring, double glazed window to side, door to bedroom.

BEDROOM: 11'11 (3.63m) x 11'10 (3.61m)

(to wardrobes) Radiator, laminated flooring, double glazed bay window to front.

OUTSIDE:

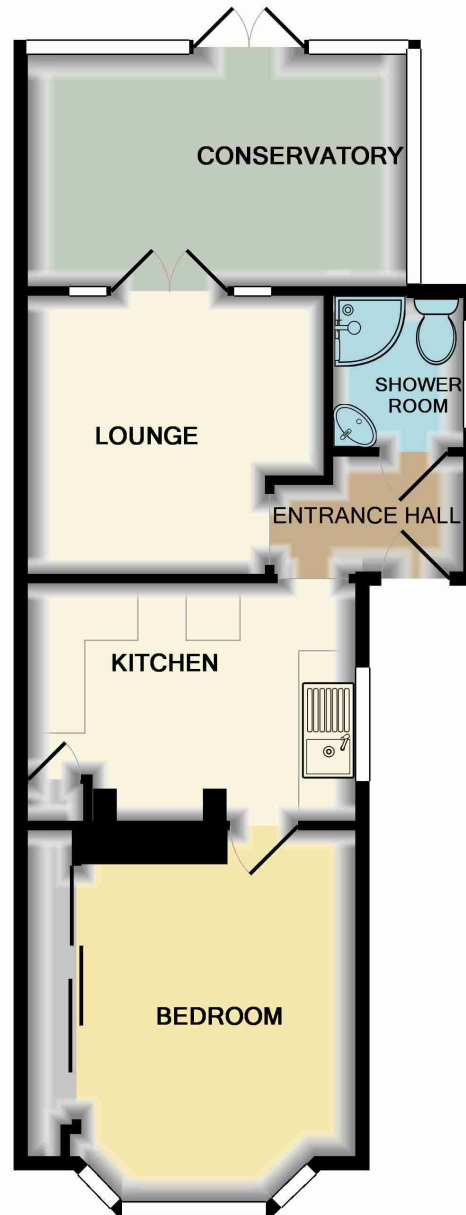
Block paved frontage providing off road parking. Pedestrian side access to rear garden. South-westerly facing rear garden is approx 60' in length. Laid to lawn with well stocked flower and shrub borders. Paved patio area adjacent to the conservatory. To the foot of the garden is partially concealed by further planting, potting shed and timber cabin/summer house. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: B. EPC: TBC
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







2, INGARFIELD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5XA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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