



# BLAKE & THICKBROOM

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HOWARD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5HW  
**£265,000 (Asking Price)**

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



**DESCRIPTION:****NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be bringing to the market this three semi detached bungalow situated on a corner plot position in the highly regarded Holland on Sea area. The property is located within a short walk of Holland on Sea seafront, local shops and bus routes leading to Clacton's town centre. Call our offices to arrange a viewing now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow Marine Parade East onto the continuation of Kings Parade. Second turning left into Hazelmere Road. Right into Dulwich Road, left again into Turpins Avenue. First left into Howard Road, the property can be found on the right hand side.

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

\* SOLE AGENTS \* NO ONWARD CHAIN \*

\* VIDEO TOUR AVAILABLE \* THREE BEDROOMS \*

\* 8'10 x 8'9 KITCHEN \* 8'9 x 5'9 BATHROOM \*

\* 19' x 11'11 LOUNGE \* 12'11 x 7'2 CONSERVATORY \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING \* CORNER PLOT POSITION \*

\* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Two storage cupboards, airing cupboard, doors to all rooms.

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

(narrowing to 9'9) Radiator, replacement double glazed window to front.

**BEDROOM TWO:** 12'0 (3.66m) x 11'10 (3.61m)

(narrowing to 9'9) Radiator, replacement double glazed window to side.

**BATHROOM:** 8'9 (2.67m) x 5'9 (1.75m)

Fitted with low level WC, pedestal wash hand basin, panelled bath with electric shower. Fully tiled walls, replacement double glazed window to side.

**KITCHEN:** 8'10 (2.69m) x 8'9 (2.67m)

Fitted with a range of laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards under, range of eye level cupboards. Single glazed window and door leading to side entrance. Replacement double glazed window to side.

**SIDE ENTRANCE:**

Service door, double glazed aspects to sides and front.

**LOUNGE:** 19'0 (5.79m) x 11'11 (3.63m)

Radiator, gas fire (back boiler). Replacement double glazed windows to front and rear. Access to conservatory.

**CONSERVATORY:** 12'11 (3.94m) x 7'2 (2.18m)

Radiator. Replacement double glazed windows to side and rear. Door to bedroom three.

**BEDROOM THREE:** 11'6 (3.51m) x 10'0 (3.05m)

Radiator, replacement double glazed window to side.

**OUTSIDE:**

To the front of the property paved area leading to front garden remainder laid to lawn enclosed by a variety of mature shrubs and trees. Parking is found to the side of the property accessed via Turpins Avenue with further concreted area and side access leading to rear garden. The rear garden has paved and concreted areas, remainder laid to lawn with shrubs. The rear garden is enclosed by wooden panel fencing, wooden storage shed to remain.

**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: 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: No



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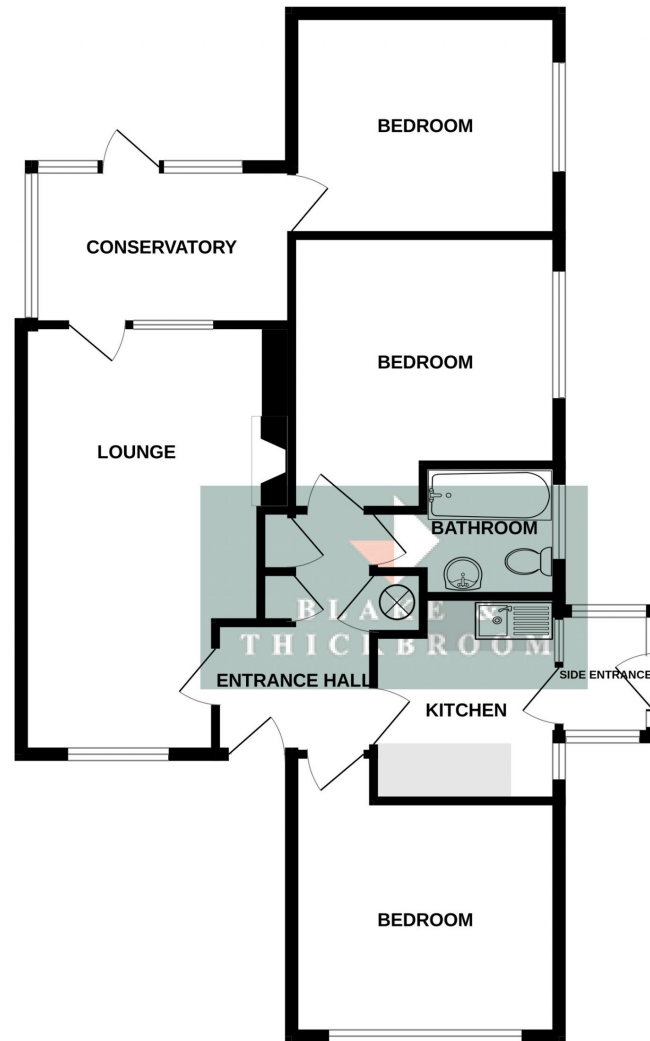








GROUND FLOOR



HOWARD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5HW

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.  
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