



**BEDFORD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5LF  
£335,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this three bedroom detached bungalow situated in the much sought after Holland on Sea area within walking distance of Holland on Sea's seafront and promenade. The property boasts a generous size throughout and an internal viewing is recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade. Upon reaching Kings Avenue (Kingscliff Hotel on left hand side), turn left into Kings Avenue. Turn right into Bedford Road and the bungalow can be found on the left hand side.

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

- \* THREE BEDROOMS \* 14'6 x 11'7 LOUNGE \*
- \* 11'6 x 8'11 KITCHEN \*
- \* SHOWER ROOM \* UTILITY AREA \*
- \* 15'1 x10'5 CONSERVATORY \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* VIEWING RECOMMENDED \*
- \* VIDEO TOUR AVAILABLE \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE PORCH:**

Replacement double glazed entrance door to entrance porch. Entrance door to:

**ENTRANCE HALL:**

Radiator. Storage cupboard, airing cupboard. Loft access. Doors to all rooms.

**BEDROOM ONE:** 13'11 (4.24m) x 10'11 (3.33m)

Radiator. Single glazed window to rear.

**BEDROOM TWO:** 12'5 (3.78m) x 8'2 (2.49m)

(into wardrobe recess). Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM THREE:** 14'4 (4.37m) x 7'4 (2.24m)

Radiator. Replacement double glazed window to rear.

**LOUNGE:** 14'6 (4.42m) x 11'7 (3.53m)

Radiator. Replacement double glazed bay window to front.

**SHOWER ROOM:**

Comprising of shower tray with sliding doors and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Radiator. Fully tiled walls. Two replacement double glazed windows to side.

**KITCHEN:** 11'6 (3.51m) x 8'11 (2.72m)

Comprising of laminated rolled edge work surfaces with cupboards, drawers and storage below, range of eye level cupboards, inset one and a half bowl sink drainer unit, fitted double oven with four ring gas hob with extractor hood above. Cupboard housing wall mounted boiler. Radiator. Part tiled walls. Double glazed window to side, single glazed window to rear.

**UTILITY AREA:** 11'1 (3.38m) x 6'6 (1.98m)

Comprising of laminated rolled edge work surfaces. Panelled roofing. Double glazed aspects to sides and rear. Door to garden accessed through conservatory.

**CONSERVATORY:** 15'1 (4.60m) x 10'5 (3.18m)

Of brick built construction with panelled roofing, double glazed aspects to sides and rear, sliding doors to garden.

**OUTSIDE:**

Concrete and shingled areas to the front of the property affording access for off road parking, the rest of the frontage is lawned with shrubs. Further access to garage with up and over door, and side access to rear garden. The rear garden has paving adjacent to the bungalow, mostly laid to lawn with a variety of flowers, shrubs and trees. Wooden storage shed to remain, additional storage shed to rear. The rear garden is partially retained by wooden panelled fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - Yes.

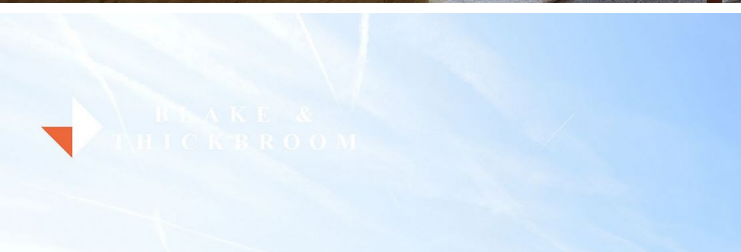
Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

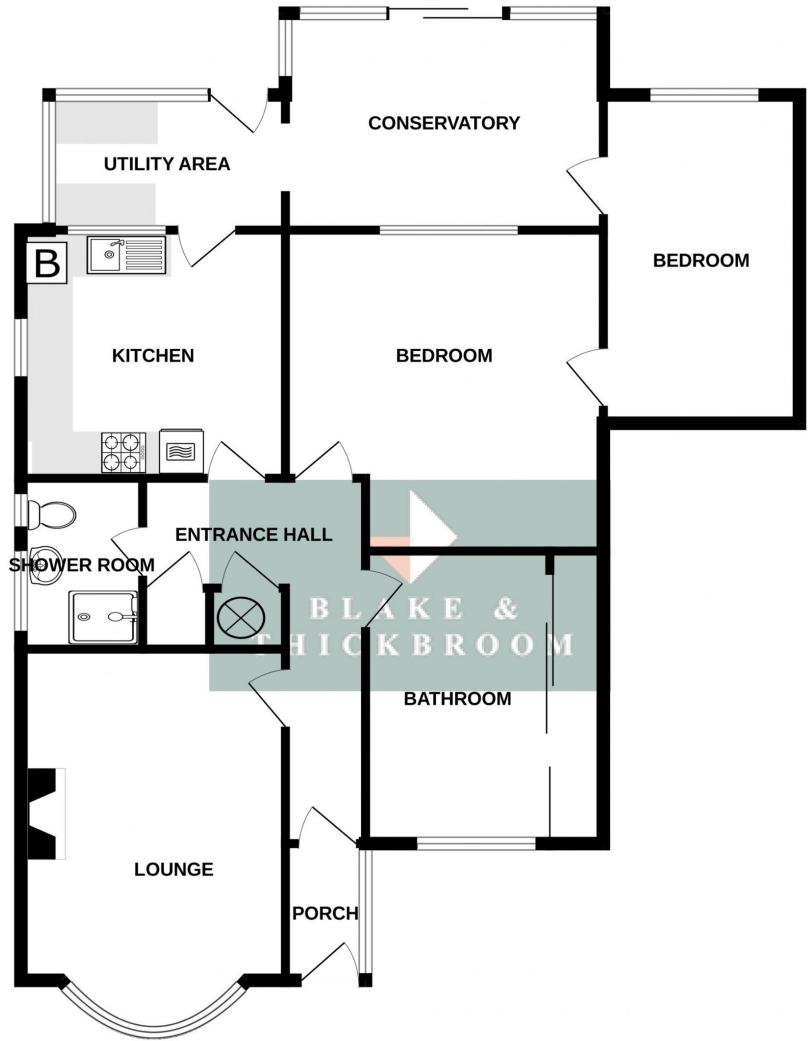
Any additional property charges - No.

Non standard properties features to note - None.





GROUND FLOOR



BEDFORD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5LF

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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