



DESCRIPTION:

A beautifully presented extended detached bungalow situated in this established location within the popular Holland on Sea area and being conveniently located within walking distance of local parade of shops and bus route to Clacton's town centre. As the vendor's chosen sole agent, an early viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts into Kings Parade. Continue along Kings Parade before turning left at the Kingscliff Hotel into Kings Avenue. At the far end of Kings Avenue turn right into Frinton Road passing Tesco Express on the left. Take the turning on the left into Stratford Road, first right into Chelmsford Road, left into Nansen Road. The property can be found on the righthand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 18'1 x 14'1 LOUNGE *
- * 10'9 FITTED KITCHEN with BUILT IN OVEN, HOB UNIT and EXTRACTOR HOOD *
- * 18'4 x 6' CONSERVATORY *
- * MODERN SHOWER ROOM *
- * GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZING *
- * BEAUTIFULLY MAINTAINED GARDEN *
- * BLOCK PAVED DRIVEWAY AND FRONT PROVIDING OFF ROAD PARKING *
- * SOLE AGENTS *

ENTRANCE HALL:

Composite side entrance door to entrance hall. Dado rail. Wooden flooring. Linen cupboard. Loft access housing combi gas boiler. Downlighters.

BEDROOM ONE: 13'0 (3.96m) x 7'7 (2.31m)

(former garage now converted to bedroom). Radiator. Windows to front and side, door to large storage cupboard.

BEDROOM TWO: 10'7 (3.23m) x 8'8 (2.64m)

Built in wardrobe. Radiator. Window to rear.

SHOWER ROOM:

Modern corner shower cubicle, hand wash basin. Fully tiled walls. Radiator. Window to side.

SEPARATE WC:

Fitted with low level WC. Fully tiled walls. Window to side.

LOUNGE: 18'1 (5.51m) x 14'1 (4.29m)

Dado rail. Ornamental wooden fire surround with ornamental cast iron inset and grate, tiled hearth. Radiator. Window to front.

KITCHEN: 10'9 (3.28m) x 9'5 (2.87m)

Well appointed with a range of high gloss fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with extractor hood above, further built in double oven with cupboard storage above and below, integrated dishwasher, further tall storage cupboard. Downlighters. Part tiled walls. Window to side. Double glazed door to outside.

BEDROOM THREE / DINING ROOM: 13'8 (4.17m) x 11'0 (3.35m)

Further built in storage cupboards with mirror fronted doors. Radiator. Window to rear, door to:

CONSERVATORY: 18'4 (5.59m) x 6'0 (1.83m)

Of brick based construction with panelled roof, windows to sides and rear, double glazed door to outside.

OUTSIDE:

Block paved driveway providing off road parking. Slate chip front garden, side access leading to established, well maintained lawned rear garden with full width paved patio area, well stocked flower and shrubs borders. Two maintenance free storage sheds, further timber framed shed to remain. Further brick paved patio area to the base of the garden, the rear garden is enclosed by panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

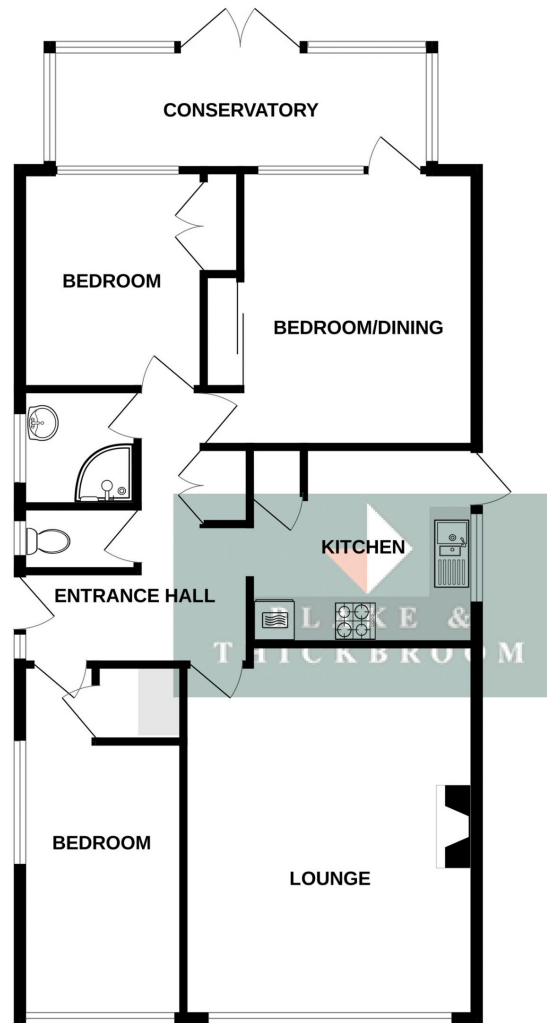
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



GROUND FLOOR



NANSEN ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5EE

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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