

**BLAKE &
THICKBROOM**



**BRIARWOOD AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5QX
£260,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this impeccably presented semi detached bungalow situated in the highly regarded area of Holland on Sea. The property can be found within walking distance of Holland on Sea seafront, bus stops and local shopping facilities.

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 Kings Parade passing the Kingscliff Hotel on the left. Turn left into York Road, at the far end turn right into Frinton Road. Proceed the convenience store, Maffias restaurant and Oakwood public house on the left before turning left into Park Boulevard. Take the second turning into Briarwood Avenue. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 15'1 x 9'9 LOUNGE *
- * 11'4 REFITTED KITCHEN * REFITTED BATHROOM *
- * 12' CONSERVATORY * GAS HEATING *
- * DOUBLE GLAZING * OFF ROAD PARKING & GARAGE *
- * APPROX 60' LAWNED REAR GARDEN * FAVOURED LOCATION *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

UPVC entrance door to entrance hall. Radiator, built in storage cupboard, further built in linen cupboard, access to loft. Doors to all rooms.

LOUNGE: 15'1 (4.60m) x 9'9 (2.97m)
(into bay) Radiator, double glazed window to front.

KITCHEN: 11'4 (3.45m) x 7'5 (2.26m)
Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half sink unit. Cupboards and drawers under. Range of matching eye level cupboards, integrated four ring gas hob with extractor canopy above and oven under. Wall mounted gas boiler. Double glazed windows to side and rear. Double glazed door to conservatory.

CONSERVATORY: 12'0 (3.66m) x 5'8 (1.73m)
Radiator, double glazed aspects to side and rear. Further door to garden.

BEDROOM ONE: 10'6 (3.20m) x 9'9 (2.97m)
(currently used as a sitting room) Radiator, double glazed windows and double glazed double doors giving access to rear garden.

BEDROOM TWO: 10'5 (3.18m) x 7'5 (2.26m)
Radiator, double glazed windows to front and side.

BATHROOM:

Refitted with a white coloured suite comprising panelled bath with mixer tap and shower attachment and shower screen. Pedestal wash basin, low level WC, chrome effect radiator, fully tiled walls, double glazed window to side.

OUTSIDE:

Lawned frontage partially retained by mature hedging with hard standing affording off road parking. Further shingled area, pedestrian access to the side of the property to the rear garden. The rear garden is approximately 60' in length, laid to lawn with additional shingled areas and service door to garage.

GARAGE: 15'9 (4.80m) x 7'7 (2.31m)
Double doors to front. Access to the garage can be found via a service road further along Briarwood Avenue.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC Rating: 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





GROUND FLOOR



BRIARWOOD AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5QX

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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