



**NANSEN ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5EE  
£295,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this deceptively spacious and well presented detached bungalow ,situated within the highly sought after Holland on Sea area on the eastern outskirts of Clacton town centre. The property offers two double bedrooms, an 18'8 x 12'4 lounge plus a 19'8 conservatory and an internal viewing is highly recommended to fully appreciate the size and quality of the bungalow on offer.

**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. Proceed past Tesco Express on the left and take the next turning on the left into Stratford Road, first right into Chelmsford Road, which leads into Nansen Road, follow the road round to the left and the property can be found on the left hand side.

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

\* TWO DOUBLE BEDROOMS \*

\* 18'8 x 12'4 LOUNGE \* 11'6 x 8'9 KITCHEN \*

\* 19'8 x 10' CONSERVATORY \*

\* MODERN SHOWER ROOM \*SEPARATE WC \*

\* UPVC DOUBLE GLAZING \* GAS HEATING \*

\* LAWNED WESTERLY FACING REAR GARDEN \*

\* AMPLE OFF ROAD PARKING TO FRONT, INTEGRAL GARAGE WITH INTERNAL DOOR \*

\* VIDEO TOUR AVAILABLE \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE PORCH:**

UPVC replacement double glazed side entrance door to entrance porch. Door to entrance hall and service door to garage affording an ideal opportunity for additional living accommodation (subject to relevant permissions).

**ENTRANCE HALL:**

Access to loft. Built in storage cupboard, double width cloaks cupboard, additional cupboard housing wall mounted gas boiler. Doors to all rooms.

**LOUNGE:** 18'8 (5.69m) x 12'4 (3.76m)

Tiled fire surround and hearth, inset gas fire (not tested). Sliding double glazed patio doors to:

**CONSERVATORY:** 19'8 (5.99m) x 10'0 (3.05m)

Of UPVC construction with double glazed aspects to sides and rear, double doors to rear garden.

**KITCHEN:** 11'6 (3.51m) x 8'9 (2.67m)

(plus door recess). Fitted with a range of wooden fronted units comprising of laminated work surfaces with inset single drainer sink unit with cupboards, drawers under, range of matching eye level cupboards. Double glazed window and door to side.

**BEDROOM ONE:** 14'0 (4.27m) x 11'0 (3.35m)

(plus door recess). Radiator. Double glazed window to front.

**BEDROOM TWO:** 10'7 (3.23m) x 9'5 (2.87m)

Radiator. Double glazed window to rear.

**SHOWER ROOM:**

Refitted with a white vanity wash basin and cupboards under, walk in shower enclosure. Radiator. Partially tiled walls. Double glazed window to side.

**SEPARATE WC:**

Refitted with a white low level WC. Radiator. Double glazed window to side.

**GARAGE:** 15'3 (4.65m) x 7'9 (2.36m)

Affording potential for additional accommodation (subject to relevant permissions) with double glazed window to side, electric roller shutter door to front.

**OUTSIDE:**

Substantial block paved frontage providing off road parking for at least two vehicles and pedestrian access on either side of the property to the rear garden. The rear garden is approximately 30' in length, enjoying a Westerly aspect, is predominantly lawned with mature flower and shrubbery borders with block paved patio area adjacent to the conservatory. Timber storage shed (9'4 x 5'6) to remain. The garden is retained by timber panelled fencing.

**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 - Disconnected. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://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.



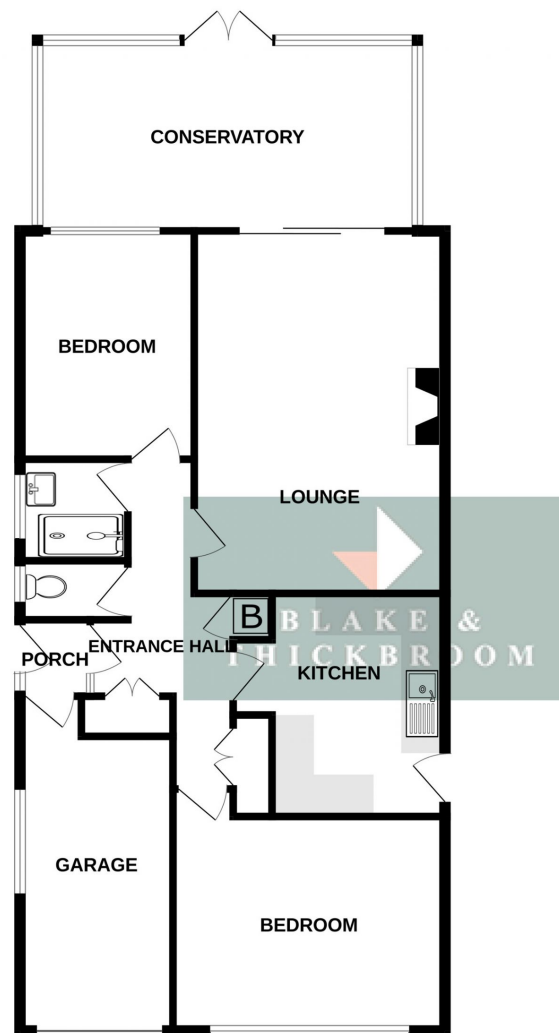








GROUND FLOOR



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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