



**BLAKE &
THICKBROOM**

**PRESTON ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5JX
£320,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious two bedroom detached bungalow situated within a five minute stroll of Holland on Sea's regenerated beaches and promenade. The property is available with no onward chain and an internal viewing is recommended to fully appreciate the size and location of this property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade passing the Kingscliff Hotel on left hand side. Take the next left into Queensway, take the fifth turning on the right into Preston Road and the bungalow can be found at the far end on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS *
- * 14'5 x 13'7 LOUNGE *
- * 12'10 x 10'2 KITCHEN * MODERN SHOWER ROOM *
- * GAS HEATING SYSTEM (new boiler fitted in January 2024) *
- * UPVC DOUBLE GLAZING *
- * SOUTHERLY FACING UNOVERLOOKED REAR GARDEN *
- * DETACHED GARAGE & OFF ROAD PARKING FOR TWO + CARS *
- * FAVOURED LOCATION * NO ONWARD CHAIN *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed side entrance door to entrance porch and further partially glazed door to:

ENTRANCE HALL:

Radiator. Access to loft. Built in storage cupboard. Doors to all rooms.

LOUNGE: 14'5 (4.39m) x 13'7 (4.14m)

Radiator. Stone fire surround and hearth. Replacement double glazed windows to side and sliding double glazed patio doors to rear garden.

KITCHEN: 12'10 (3.91m) x 10'2 (3.10m)

Fitted with a range of wooden fronted units comprising of laminated rolled edge work surfaces with inset sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards, built in storage cupboard housing wall mounted gas boiler (fitted in January 2024). Partially tiled walls. Double glazed window and door to rear garden.

BEDROOM ONE: 13'3 (4.04m) x 11'10 (3.61m)

Radiator. Double glazed windows to front and side aspects.

BEDROOM TWO: 12'10 (3.91m) x 10'5 (3.18m)

Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

SHOWER ROOM:

White coloured suite comprising of shower quadrant, vanity wash basin with cupboards under, low level WC. Fully tiled walls. Chromium effect radiator. Double glazed window to side.

OUTSIDE:

Sizeable frontage partially retained by brick wall and gated access to driveway leading to detached garage and affording off road parking for at least two cars. Pedestrian access on either side to the rear garden. Garage with up and over door, window and service door to garden. The rear garden enjoys a Southerly aspect and is unoverlooked. It is partially lawned with flower and shrubbery borders with additional paving areas adjacent to the rear of the property and the garage. The garden is retained by timber panelled fencing.

AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band D.
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.





