



**SLADE ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5EJ
£290,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this extended two bedroom semi detached bungalow situated in the much sought after area of Holland on Sea. The property offers generous sized accommodation and is within walking distance of local shopping facilities and bus route to Clacton's town centre. Call our Offices to arrange a viewing.

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, proceed straight across into Windermere Road (Blake & Thickbroom Office on the corner), continue to the end of Windermere Road, turn left into Slade Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* 17'2 x 7'11 LOUNGE *

* 20'8 x 13' KITCHEN DINER with APPLIANCES *

* SHOWER ROOM *

* GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING * SOUTH FACING REAR GARDEN *

* VIEWING RECOMMENDED *

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 12'11 (3.94m) x 10'5 (3.18m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 9'11 (3.02m) x 9'11 (3.02m)

Radiator. Replacement double glazed window to front.

SHOWER ROOM: 6'6 (1.98m) x 6'5 (1.96m)

Fitted with shower tray with sliding door, two shower attachments, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Cupboard housing wall mounted combi boiler.

KITCHEN DINER: 20'8 (6.30m) x 13'0 (3.96m)

Modern fitted kitchen comprising of Sage coloured units with laminated work surfaces, inset one and a half bowl sink drainer unit, cupboards, drawers and storage below, range of eye level cupboards, integral fridge and freezer, dishwasher, oven, electric hob with extractor hood. Fully tiled floor. Replacement double glazed window and door to side. Access to living area.

LIVING AREA: 17'2 (5.23m) x 7'11 (2.41m)

Radiator. Storage cupboard. Replacement double glazed window to side, sliding doors to garden.

OUTSIDE:

Paved driveway to the front of the property with raised sleepers affording shingled area, further car port area with side access leading to rear garden. The rear garden benefits from a Southerly facing aspect affording low maintenance upkeep. Paving adjacent to the side of the bungalow while the rest of the garden is astro turfed with sleepers, flowers, shrubs and trees borders. Wooden storage shed to remain. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

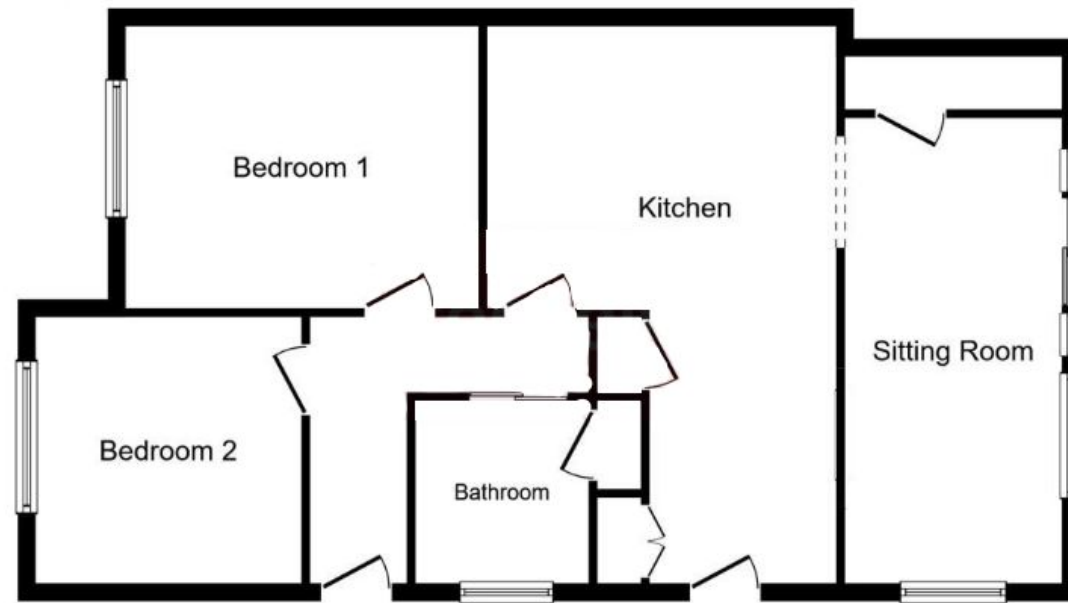
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.







Ground Floor Plan