



SLADE ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5EJ
£300,000 (Guide Price)

DESCRIPTION:

BEING OFFERED ON A GUIDE PRICE OF £300,000 TO £310,000.
Blake & Thickbroom are delighted to be offering for sale this well presented extended three bedroom semi detached bungalow with ensuite and South facing rear garden. The property is situated in the sought after Holland on Sea area and is within walking to local shopping facilities and seafront. An internal viewing is recommended to fully appreciate the accommodation being offered for sale. 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:

- * THREE BEDROOMS * ENSUITE SHOWER ROOM *
- * 21'9 LOUNGE * 12'6 KITCHEN *
- * BATHROOM 6'7 x 5'11 *
- * DOUBLE GLAZING * GAS HEATING *
- * SOUTH FACING REAR GARDEN with SUMMERHOUSE *
- * OFF ROAD PARKING * FULL CCTV SYSTEM *
- * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Radiator. Loft access. Storage cupboard. Doors to all rooms.

LOUNGE: 21'9 (6.63m) x 10'1 (3.07m)
(narrowing to 18'4 and 8'8). Radiator. Replacement double glazed French style doors to rear garden.

KITCHEN: 12'6 (3.81m) x 9'9 (2.97m)
Replacement double glazed entrance door to kitchen. Comprising of laminated work surfaces with matching upstands and one and a half bowl sink drainer unit, cupboards, drawers and storage below, range of eye level cupboards, four ring gas hob with extractor hood above, double oven. Part tiled walls. Radiator. Replacement double glazed window to rear. Access to hallway.

BEDROOM ONE: 14'1 (4.29m) x 10'3 (3.12m)
Radiator. Double storage cupboard. Replacement double glazed window to front. Door to:

EN SUITE SHOWER ROOM:

Fitted with shower tray and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Extractor fan. Fully tiled walls.

BEDROOM TWO: 10'1 (3.07m) x 9'1 (2.77m)
Radiator. Double storage cupboard. Replacement double glazed window to front.

BEDROOM THREE: 6'7 (2.01m) x 5'7 (1.70m)
Radiator. Fitted wardrobe. Replacement double glazed window to side.

BATHROOM: 6'7 (2.01m) x 5'11 (1.80m)
Fitted with panelled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Storage cupboard. Fully tiled walls. Replacement double glazed window to side.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking, shingled to the right, partially retained by low level panelled fencing and brick wall. Double gate leading to side access. Car port area with further side gate to rear garden. The rear garden benefits from a Southerly facing aspect, partly laid to resin, the rest of the garden is mostly laid to lawn with a variety of flowers, shrubs and trees. Decked area to the rear affording access to the summerhouse (7'8 x 7'7) with power and light connected. 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 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.







