



 **BLAKE &
THICKBROOM**

**THE CHASE,
HOLLAND ON SEA, ESSEX, CO15 5PZ
£270,000 (Offers in excess of)**

DESCRIPTION:

NO ONWARD CHAIN! - Blake & Thickbroom are delighted to be offering for sale this three/four bedroom semi detached house situated on the seafront side of Holland on Sea. The property offers generous accommodation throughout and an internal viewing is recommended.

The property is conveniently located within prime catchment area for local schools and nurseries and also within easy reach of local shops, seafront and bus routes leading through to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade and proceed past the Kingscliff hotel on the left. Turn left into York Road, second right into Canterbury Road. Left onto The Chase, proceed approximately half way up and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE * THREE/FOUR BEDROOMS *

* 12'5 x 10'1 DINING AREA/BEDROOM FOUR * 12'5 x 8'6 KITCHEN *

* 14'10 x 12'6 LOUNGE * FIRST FLOOR BATHROOM & SEPARATE WC *

* OUTSIDE BRICK BUILT STORAGE AREA * GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING * GENEROUS REAR GARDEN *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'5 (3.78m) x 10'2 (3.10m)

Radiator, replacement double glazed window to rear.

BEDROOM TWO: 11'11 (3.63m) x 10'4 (3.15m)

Radiator, replacement double glazed window to front.

BEDROOM THREE: 8'7 (2.62m) x 7'10 (2.39m)

Radiator, replacement double glazed window to front.

WC:

Fitted with a low level WC, vanity hand wash basin, replacement double glazed window to side.

BATHROOM:

Panelled bath, pedestal wash basin, storage cupboard, radiator, replacement double glazed window to rear.

FIRST FLOOR LANDING:

Access to loft, storage cupboard, doors to all rooms. Stairs to ground floor. Replacement double glazed window to side.

ENTRANCE HALL:

Entrance door to entrance hall. Radiator, stairs flight to first floor, doors to all rooms. Replacement double glazed window to side.

LOUNGE: 14'10 (4.52m) x 12'6 (3.81m)

Radiator, open fire place, replacement double glazed bay window to front.

KITCHEN: 12'5 (3.78m) x 8'6 (2.59m)

Fitted with laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of eye level cupboards, wall mounted gas boiler housed in cupboard. Part tiled walls, storage cupboards. Replacement double glazed windows to side and rear, door to garden. Door to dining room/bed 4.

DINING ROOM/BEDROOM FOUR: 12'5 (3.78m) x 10'1 (3.07m)

Fireplace, radiator, replacement double glazed window to rear.

OUTSIDE:

To the front of the property is a concrete driveway providing off road parking. Remainder is laid to lawn with a variety of shrubs. Side access leading to the rear garden. The rear garden has a paved area adjacent to the property, further pathway leading to the rear. The remainder is laid to lawn with a variety of shrubs. Brick built storage area with three service doors. Power and light connected. Outside Tap. The rear garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC : 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: No

Non standard property features to note: No



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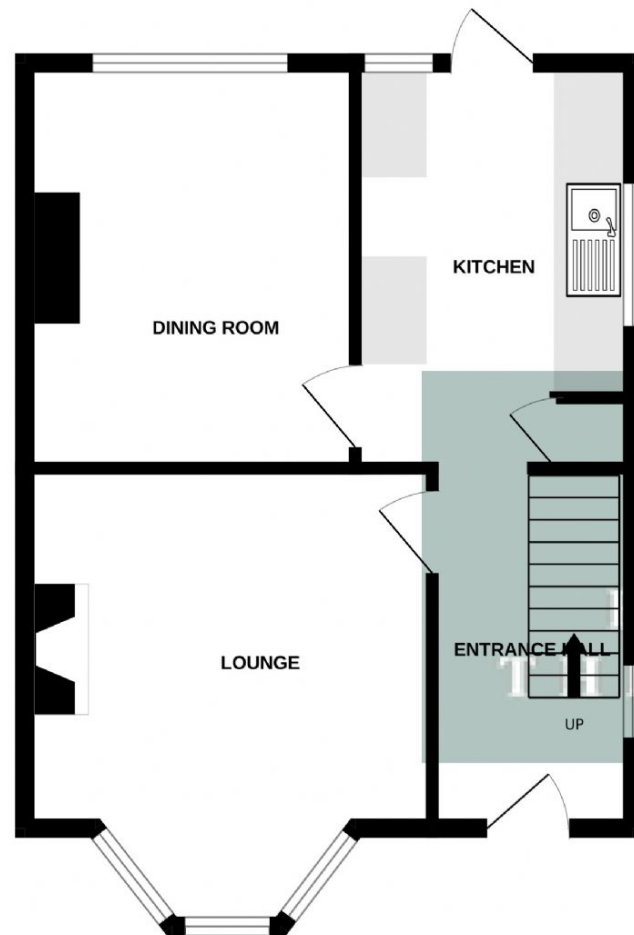


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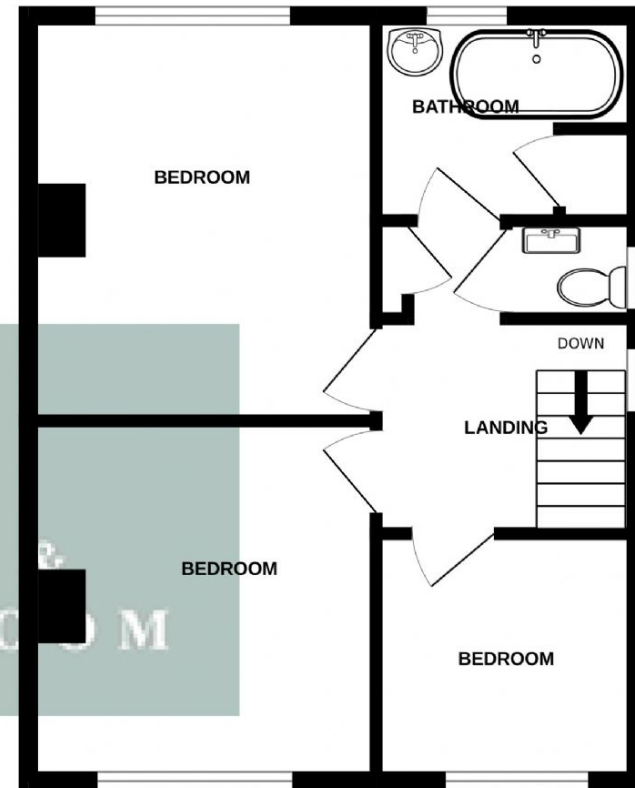




GROUND FLOOR



1ST FLOOR



THE CHASE, HOLLAND-ON-SEA, ESSEX, CO15 5PZ

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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