



BLAKE &  
THICKBROOM



**FLEETWOOD AVENUE,  
HOLLAND ON SEA, ESSEX, CO15 5RP  
£265,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this semi detached family home situated within the highly regarded Holland on Sea area. Holland on Sea is offering a host of facilities including supermarkets, convenience store, butchers, restaurants and pubs and is one of the most favoured areas within Clacton on Sea.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance here it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff Hotel on the left. Turn left into York Road, at the far end (convenience store on your right) turn right into Frinton Road. Proceed along Frinton Road passing the Oakwood public house on the left before turning left into Park Boulevard. Proceed to the far end, turn left into Fleetwood Avenue, the property will be found on the right hand side.

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

\* THREE BEDROOMS \* 16'9 x 12'4 LOUNGE \*

\* 13'3 x 10'10 KITCHEN/DINER \* GROUND FLOOR SHOWER ROOM \*

\* FIRST FLOOR WC \* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING FOR TWO PLUS VEHICLES WITH CAR PORT \*

\* LAWNED REAR GARDEN \* FAVOURED LOCATION \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC double glazed side entrance door to entrance hall. Radiator, laminated flooring, built in storage cupboard, stairs to first floor. Doors to:

**LOUNGE:** 16'9 (5.11m) x 12'4 (3.76m)

Laminated flooring, stoned fire surround and hearth with inset gas fire, radiator. Double glazed window to front.

**KITCHEN DINER:** 13'3 (4.04m) x 10'3 (3.12m)

Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer tap. Cupboards and drawers under, range of eye level cupboards. Radiator, laminated flooring, built in storage cupboard. Double glazed window and door to rear.

**GROUND FLOOR SHOWER ROOM:**

Fitted with a white suite comprising shower quadrant, pedestal wash basin, low level WC, chrome effect radiator, fully tiled walls, tiled flooring. Double glazed window to rear.

**FIRST FLOOR LANDING:**

Radiator, access to loft, built in storage cupboard, doors to bedrooms and WC.

**BEDROOM ONE:** 12'7 (3.84m) x 8'9 (2.67m)

Laminated flooring, built in storage cupboard, radiator, double glazed window to rear.

**BEDROOM TWO:** 11'2 (3.40m) x 8'10 (2.69m)

Laminated flooring, radiator, built in wardrobes, double glazed window to front.

**BEDROOM THREE:** 6'0 (1.83m) x 7'6 (2.29m)

(plus door recess) Laminated flooring, radiator, double glazed window to front.

**FIRST FLOOR WC:**

Fitted with a white suite comprising vanity wash basin with cupboards under, low level WC, part tiled walls, radiator. Double glazed window to rear.

**OUTSIDE:**

Lawned frontage with mature shrubbery beds and hard standing providing off road parking for at least two vehicles leading through to carport area and pedestrian access to rear garden. The rear garden is laid to lawn with a paved patio area with well stocked flower and shrub borders. The garden is retained by timber panel fencing

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: D.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

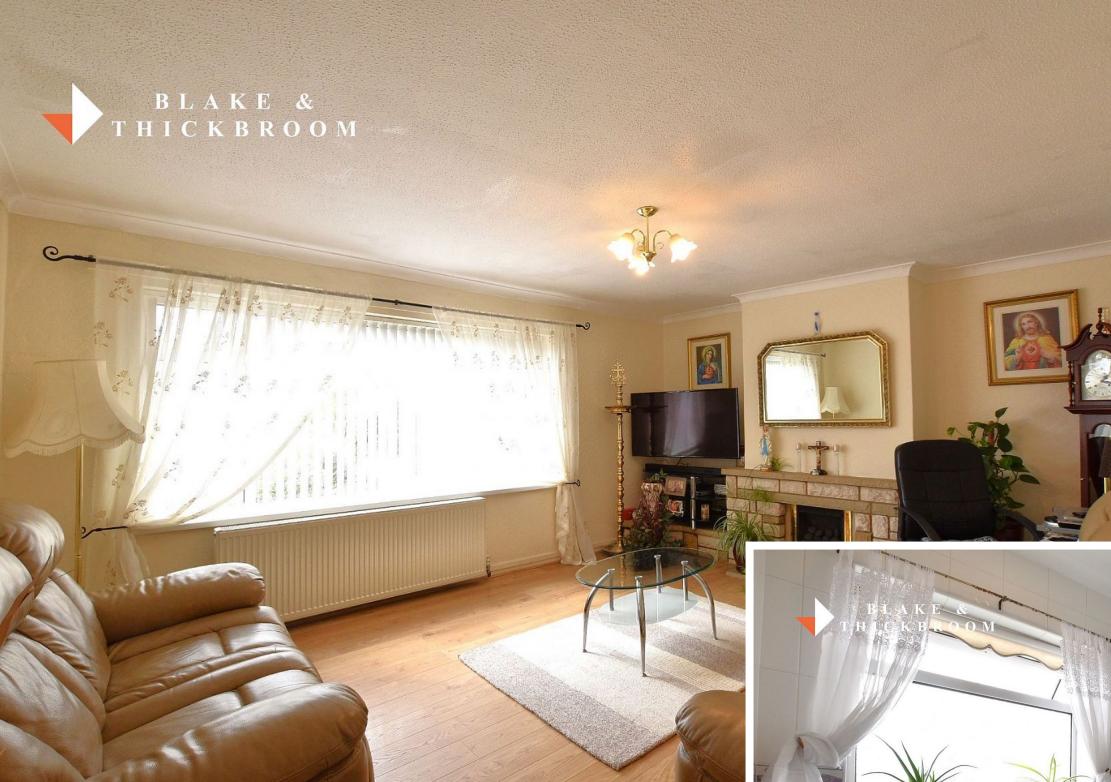
Sewerage type: Mains

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: None

Non standard property features to note: None



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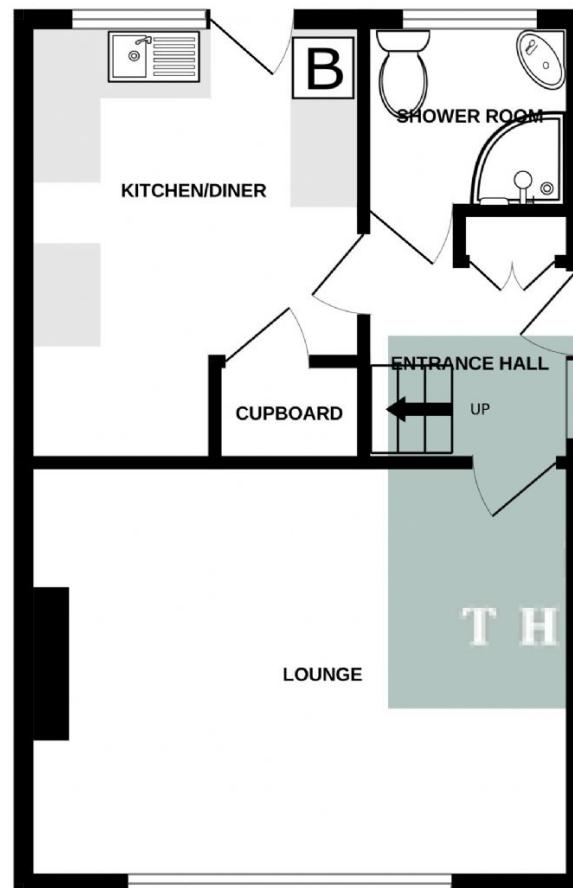
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GROUND FLOOR



1ST FLOOR



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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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