



**HOLLAND ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6NL
£315,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this sizeable detached bungalow occupying a non-estate position in the favoured East Clacton area approaching Holland on Sea. The property benefits from a large rear garden offering the potential for extension (subject to relevant planning permission) and an internal viewing is recommended to fully appreciate the size of this chain free property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre turning left onto Carnarvon Road. Take the first right into Skelmersdale Road passing the railway station on left. At crossroads, turn left into Holland Road. Follow Holland Road for approx 3/4 of a mile and at roundabout turn right, proceed up the hill continuing along Holland Road. The bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * BEDROOM FOUR/DINING ROOM *
- * 14' LOUNGE * 10'4 KITCHEN *
- * GAS HEATING SYSTEM * DOUBLE GLAZING *
- * APPROX 90' REAR GARDEN * OFF ROAD PARKING *
- * FAVOURED SCHOOL CATCHMENT LOCATION *
- * WALKING DISTANCE OF LOCAL SHOPPING FACILITIES *
- * NO ONWARD CHAIN * SOLE AGENTS *
- * KEYS TO VIEW *

ENTRANCE PORCH:

Partially glazed entrance door to entrance porch with windows to front and double glazed door to:

ENTRANCE HALL:

Radiator. Access to loft. Doors to all rooms.

LOUNGE: 14'0 (4.27m) x 12'5 (3.78m)

Tiled fire surround with inset log burner (not tested). Radiator. Arched window to side, double glazed bay window to front.

DINING ROOM / BEDROOM FOUR: 10'5 (3.18m) x 9'3 (2.82m)

(plus alcove). Radiator. Double glazed window to side.

KITCHEN: 10'4 (3.15m) x 10'3 (3.12m)

(maximum). Fitted with a range of pine fronted units comprising of laminated work surfaces and inset single drainer sink unit with mixer tap over, cupboards and drawers under, range of eye level cupboards. Wall mounted gas boiler (not tested). Double glazed windows to rear overlooking rear garden and further door to garden.

BEDROOM ONE: 13'0 (3.96m) x 9'4 (2.84m)

Laminate flooring. Alcove fitted wardrobes. Radiator. Double glazed window to side.

BEDROOM TWO: 10'10 (3.30m) x 10'0 (3.05m)

Exposed floorboards. Alcove fitted storage cupboards. Double glazed bay window to front.

BEDROOM THREE: 9'5 (2.87m) x 9'1 (2.77m)

(plus door recess). Radiator. Double glazed window to rear.

BATHROOM:

Suite comprising of panelled bath, pedestal wash basin, low level WC. Tiled walls. Radiator. Double glazed windows to rear.

OUTSIDE:

Lawned frontage retained by brick wall with well stocked flower and shrubbery borders, driveway affording off road parking. Access down the side of the property to the rear garden. The rear garden is in excess of 90' in length, predominantly lawned with well stocked flower and shrubbery borders, partially retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

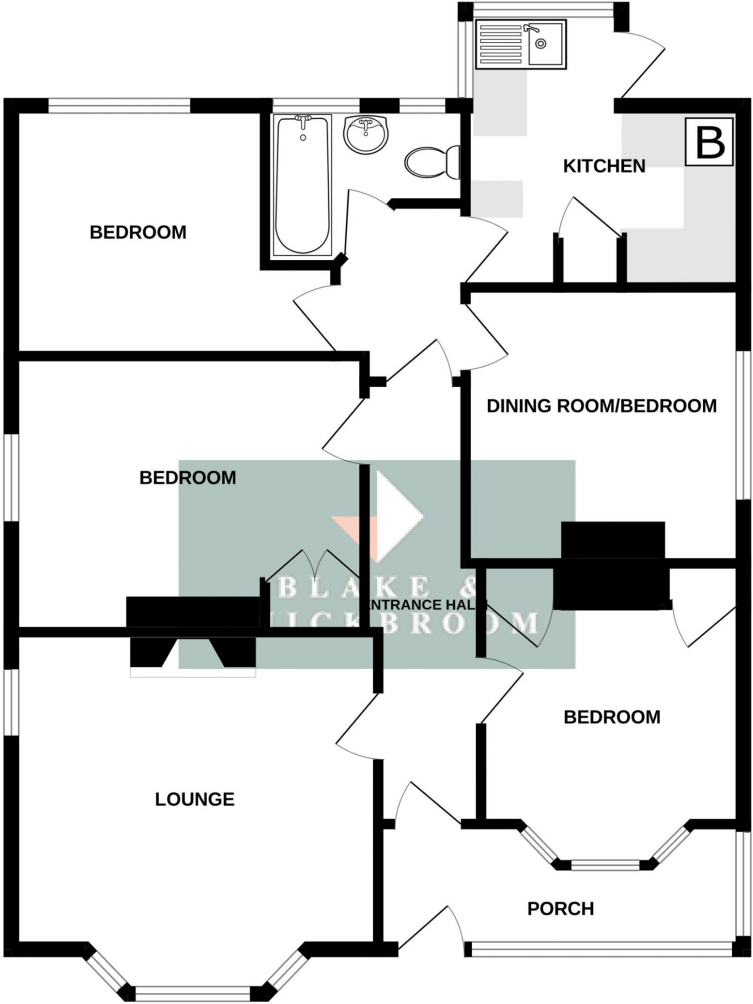
Any additional property charges - No.

Non standard properties features to note - None.





GROUND FLOOR



HOLLAND ROAD, CLACTON-ON-SEA, ESSEX, CO15 6NL

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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