



**TURPINS AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5HE
£350,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved 1930's style semi detached family home situated within close proximity to Holland on Sea regenerated seafront and greensward. This charming family home is located within favoured school catchment areas and an internal viewing is recommended to fully appreciate the size and presentation of this family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road where it converts to Kings Parade. Take the second on the left into Hazelmere Road. At the far end, turn right into Dulwich Road and immediately left into Turpins Avenue. The property can be located on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'6 x 12'3 LOUNGE *

* OPEN PLAN KITCHEN/DINING ROOM/GAMES ROOM *

* GROUND FLOOR WC * FIRST FLOOR FOUR PIECE BATHROOM *

* GAS HEATING * DOUBLE GLAZING * APPROX 70' WESTERLY FACING REAR GARDEN
WITH OUTBUILDINGS & GARAGE *

* FAVOURED SCHOOL CATCHMENT AREAS * WALKING DISTANCE OF SEAFRONT *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Partially glazed composite style entrance door to entrance porch. Upstanding radiator, double doors to reception hallway.

ENTRANCE HALL:

Laminated flooring, turning stairs flight to first floor. Radiator, doors to lounge, kitchen/diner/day room and ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

Fitted with a white suite comprising vanity wash basin, low level WC, chrome effect radiator, laminated flooring.

LOUNGE: 13'6 (4.11m) x 12'3 (3.73m)

Laminated flooring, radiator, double glazed bay window to front.

DAY ROOM/KITCHEN/DINER: 20'0 (6.10m) x 14'0 (4.27m)

(max) Kitchen area: Refitted with a range of laminated fronted units comprising solid wood work surfaces with inset ceramic sink unit with mixer tap over. Cupboards and drawers under, range of matching eye level cupboards. Further matching storage unit concealing wall mounted gas boiler (fitted 2021). Integrated electric hob, double oven, further integrated dish washer, full height fridge and freezer and washing machine. Laminated flooring, UPVC double glazed windows and door overlooking rear garden.

FIRST FLOOR GALLERIED LANDING:

UPVC double glazed window to side, access to loft, doors to bedrooms and bathroom.

BEDROOM ONE: 14'1 (4.29m) x 12'3 (3.73m)

Radiator, double glazed bay window to front.

BEDROOM TWO: 13'10 (4.22m) x 11'5 (3.48m)

Radiator, double glazed window to rear.

BEDROOM THREE: 11'5 (3.48m) x 7'5 (2.26m)

Radiator, double glazed window to front.

BATHROOM:

Four piece white coloured suite comprising vanity wash basin, low level WC, panelled bath, double width shower enclosure. Radiator, double glazed window to side.

OUTSIDE:

Substantial block paved frontage providing off road parking for two vehicles, further block paving extending down the side of the property for the shared driveway giving access to garage. Pedestrian access to rear garden. The rear garden is approx 70' in length and enjoying a westerly aspect. Substantial recently fitted timer decking area adjacent to the rear of the house and leading to foot of the garage. Service door to workshop (former garage). To the foot of the garden is additional storage shed and bar area with the provision for electricity to be connected which offers further scope for completion or alternative uses.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: C

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.

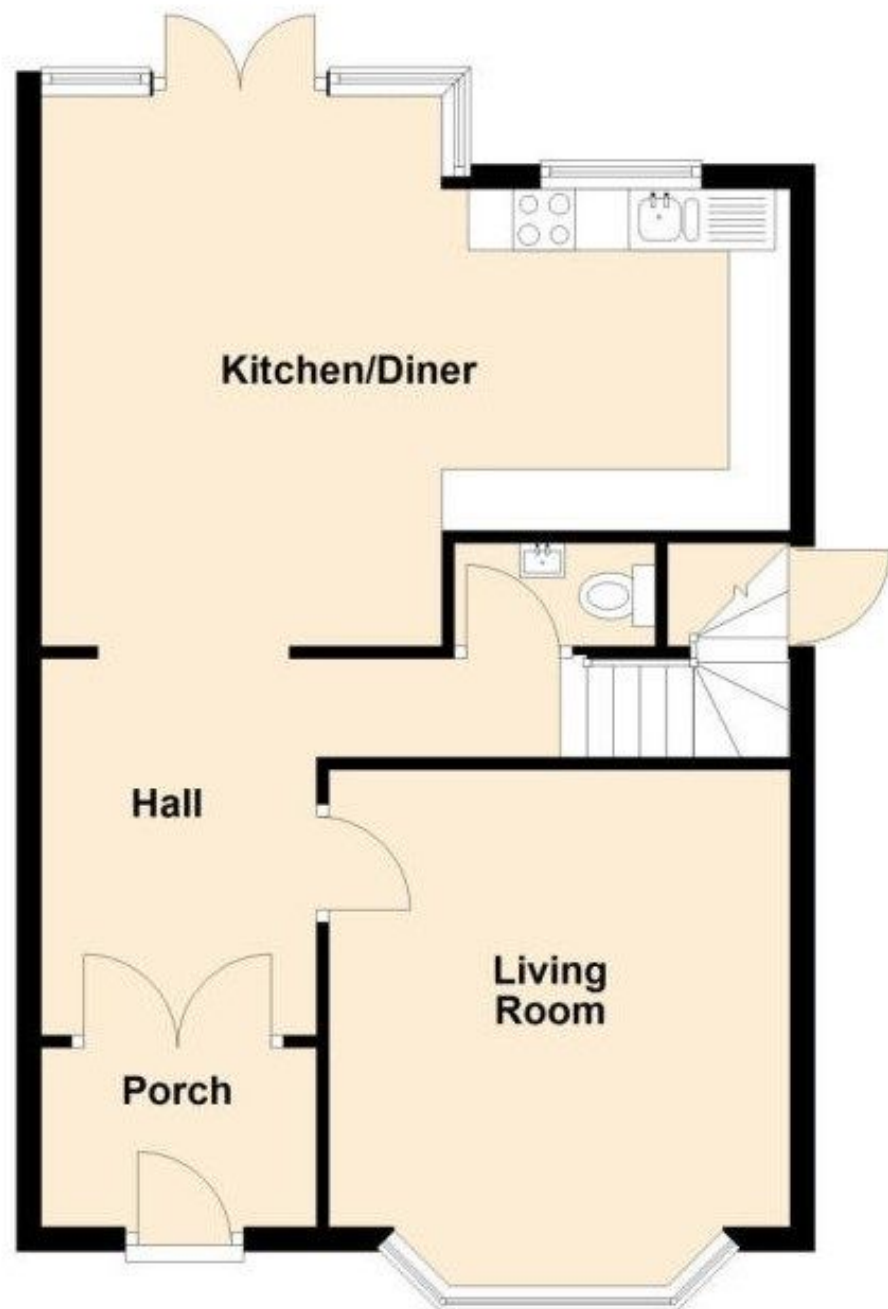
Any additional property charges: None

Non standard property features to note: None





Ground Floor



First Floor

