



WINDERMERE ROAD,
HOLLAND ON SEA, ESSEX, CO15 5BU
£310,000 (Asking Price)

DESCRIPTION:

Delightful 1920's detached home of timeless character, set on a substantial 120' x 32' plot in the heart of Holland on Sea. This imposing property offers excellent proportions throughout with original period features, spacious garden to the rear and scope to extend and tailor the layout to your families needs. Just a short stroll from local shops and amenities, this home represents a rare chance to combine seafront charm with modern living. An early viewing is highly recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street. Straight across the traffic lights into the second part of the High Street leading into Holland Road, Proceed along Holland Road for approximately one mile into the centre of Holland on Sea. Proceed past the Roaring Donkey public house on the right hand side taking the first left into Windermere Road. Proceed a short distance and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * FIRST FLOOR SHOWER ROOM *

* GAS HEATING VIA RADIATORS * GROUND FLOOR BATHROOM *

* 22'4 x 14'4 max LOUNGE * 14'6 x 8' FITTED KITCHEN/DINER *

* DOUBLE GLAZED WINDOWS * 120' x 32' PLOT *

* DRIVEWAY & ONE AND A HALF WIDTH DETACHED GARAGE *

* SOEL AGENTS * INTERNAL VIEWING RECOMMENDED * CLOSE TO SHOPS *

FIRST FLOOR: BEDROOM ONE: 11'10 (3.61m) x 8'8 (2.64m)

Built in wardrobe, radiator, windows to front and side.

BEDROOM TWO: 10'0 (3.05m) x 7'0 (2.13m)

Radiator, pine cladding to ceiling, radiator, window to rear.

BEDROOM THREE: 6'10 (2.08m) x 6'8 (2.03m)

Laminated wood flooring, radiator, window to rear.

SHOWER ROOM:

We understand we will redecorated and refitted by the current owner consisting of shower cubicle, pedestal wash basin, low level WC, radiator, window to front.

FIRST FLOOR LANDING:

Window to side, stair flight to ground floor.

ENTRANCE:

Double glazed side entrance door to open plan lounge

LOUNGE: 22'4 (6.81m) x 14'4 (4.37m)

(max narrowing to 8') Central feature brick built chimney breast, two radiators, laminated wood flooring, understairs storage cupboard housing combi gas boiler. Windows to front and side. Further internal door to ground floor bathroom.

GROUND FLOOR BATHROOM:

White suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, part tiled walls. Window to side.

KITCHEN DINER: 14'6 (4.42m) x 8'0 (2.44m)

Fitted with a range of wood effect laminated fronted units comprising laminated work surfaces with inset double bowl sink unit and mixer tap. Cupboards under, eye level cupboards. Inset four ring gas hob, single oven below, extractor hood above. Part tiled walls, window to rear, door to lean to/conservatory.

LEAN TO/CONSERVATORY:

Aluminum framed construction with sliding glazed door to outside.

OUTSIDE:

As previously mentioned the property occupies a substantial plot approx 120' x 32' Gravelled front garden with front boundary walling. Driveway to the right hand side property providing off road parking for several vehicles leading to detached one and a half width garage with up and over (in need of some attention at the time of inspection). Lawned rear garden in need of some attention at the time of inspection. Enclosed by panel fencing.

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AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

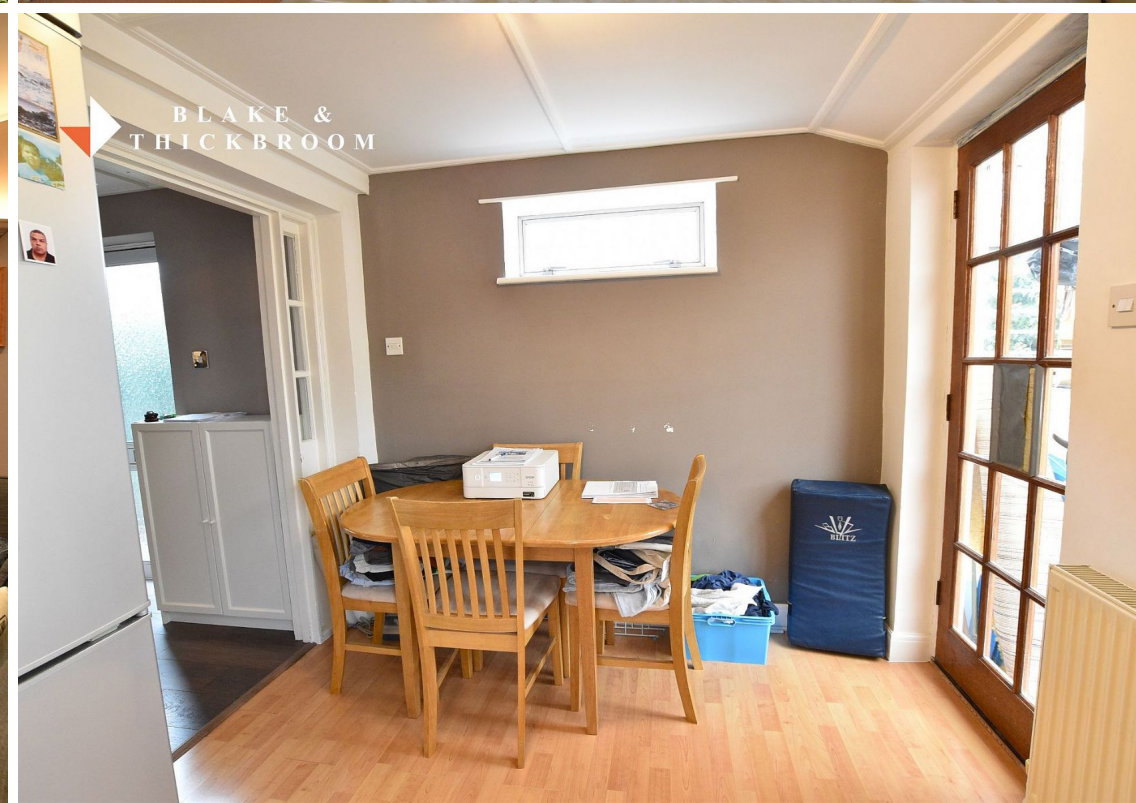
Sewerage Type: Mains

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: No

Non standard property features to note: None



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Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)