



**FLEETWOOD AVENUE,  
HOLLAND ON SEA, ESSEX, CO15 5RY  
£305,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this detached chalet style property situated in the highly regarded Holland on Sea area backing directly onto open farmland and being offered with no onward chain. This well presented property is affording generous ground floor accommodation with scope for further improvement. An early viewing is advised.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Marine Parade East following the seafront road. Continue along the seafront where it converts to Kings Parade and proceed past the Kingscliff hotel on the left hand side. Turn left into York Road. At the far end of York Road turn right into Frinton Road. Proceed past the Oakwood public house before turning left into Park Boulevard. Proceed to the far end of Park Boulevard turn left into Fleetwood Avenue. The property can be found on the right hand side just past Pickers Way.

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

\* TWO FIRST FLOOR BEDROOMS \* GROUND FLOOR BEDROOM THREE/STUDY \*

\* 14'4 x 12'4 LOUNGE \* 11'2 x 10'3 DINING AREA \*

\* 14'8 x 10'3 KITCHEN/BREAKFAST ROOM \* CONSERVATORY \*

\* GROUND FLOOR WC \* FIRST FLOOR BATHROOM \*

\* OFF ROAD PARKING & GARAGE \* UN-OVERLOOKED REAR GARDEN BACKING ONTO FARMLAND \*

**ENTRANCE PORCH:**

UPVC Double glazed entrance door to entrance porch. Double glazed aspects to front and side, door to entrance hall, further door to ground floor WC.

**GROUND FLOOR WC:**

Fitted with a white coloured suite comprising low level WC, wall mounted wash basin, wall mounted electric panel heater (not tested). Double glazed window to rear.

**ENTRANCE HALL:**

Radiator, turning stair flight to first floor. Doors to ground floor accommodation.

**LOUNGE: 14'4 (4.37m) x 12'4 (3.76m)**

Stone fire surround with inset gas fire (not tested). Radiator, double glazed window to front. Opening to dining area.

**DINING AREA: 11'2 (3.40m) x 10'3 (3.12m)**

Radiator, double glazed window to side, double glazed double doors giving access to conservatory. Further door to kitchen/breakfast room.

**CONSERVATORY: 10'0 (3.05m) x 9'9 (2.97m)**

Glazed aspects over looking rear garden affording farmland views.

**KITCHEN/BREAKFAST ROOM: 14'8 (4.47m) x 10'3 (3.12m)**

(narrowing to 7') Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset double drainer sink unit with cupboards and drawers under. Range of matching eye level cupboards, further understairs storage cupboard. Integrated four ring gas hob, radiator, double glazed window to rear overlooking rear garden and affording farmland views.

**BEDROOM THREE/STUDY: 11'6 (3.51m) x 8'7 (2.62m)**

Radiator, double glazed window to front.

**FIRST FLOOR GALLERIED LANDING:**

Built in airing cupboard housing wall mounted gas boiler and hot water cylinder. Double glazed window to side.

**BEDROOM ONE: 13'2 (4.01m) x 8'7 (2.62m)**

(to fitted wardrobes) Radiator, built in wardrobe, double glazed window to front.

**BEDROOM TWO: 10'0 (3.05m) x 10'9 (3.28m)**

(to built in wardrobes) Double glazed windows to side and rear affording farmland views.

**BATHROOM: 6'10 (2.08m) x 6'7 (2.01m)**

White coloured suite comprising panelled bath, vanity wash basin, enclosed WC with fitted furniture. Fully tiled walls, chrome effect radiator. Double glazed window to rear.

**OUTSIDE:**

Lawned front garden retained by shrubbery borders with concrete driveway providing off road parking and giving access to garage. The rear garden is approx 40' in length laid to lawn hosting timber summer house backing onto farmland with service door to garage. The garage has up and over door, power and light connected.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

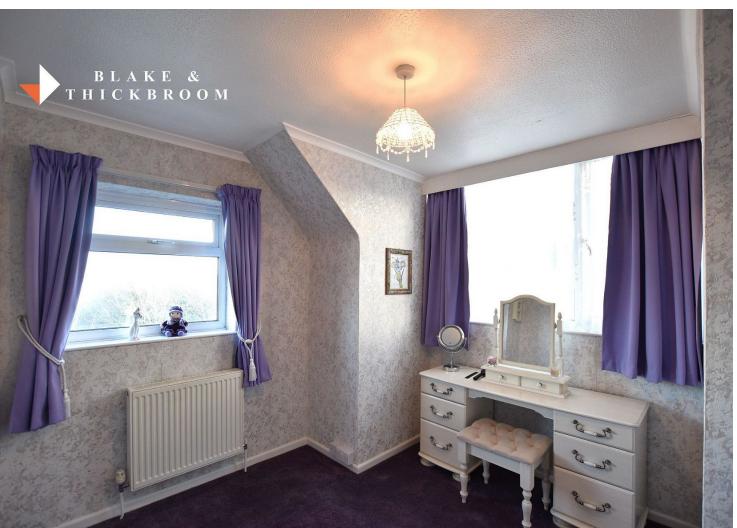
Sewerage type: Mains

Telephone and broadband coverage: disconnected

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

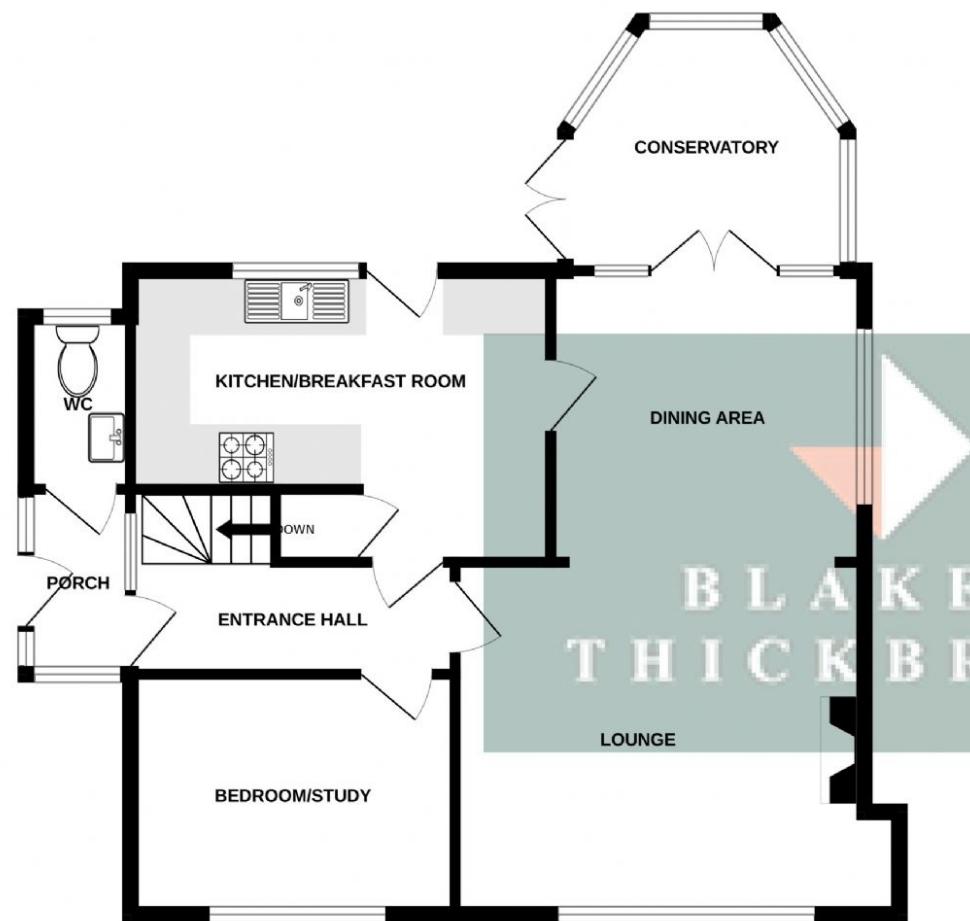
Any additional property charges: None

Non standard property features to note: None





## GROUND FLOOR



## 1ST FLOOR



BLAKE &  
THICKBROOM

FLEETWOOD AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5RY

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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