



**KENTS AVENUE,  
HOLLAND-ON-SEA, ESSEX, CO15 5XG  
£280,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom detached bungalow with a substantial loft room and potential for full conversion (subject to relevant planning permissions). The property is within easy reach of local shopping facilities, bus routes, restaurants and seafront. As the vendor's chosen sole agent, an internal inspection is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where 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. Take the first left into Norman Road, first right into Kents Avenue and the property will be found on the left hand side.

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

\* TWO GROUND FLOOR BEDROOMS \* 31' x 13'7 LOFT ROOM \*

\* 20' x 15' LOUNGE \* 11'4 x 8'10 KITCHEN \*

\* 7'9 x 5'11 SHOWER ROOM \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* GARAGE AND OFF ROAD PARKING \*

\* LAWNED REAR GARDEN \*

\* NO ONWARD CHAIN \* VIDEO TOUR AVAILABLE \* SOLE AGENTS

**FIRST FLOOR: LOFT ROOM:** 31'0 (9.45m) x 13'7 (4.14m)

Eaves storage. Fitted wardrobes. Two double glazed Velux windows to side, replacement double glazed window to rear. Stairflight to ground floor.

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Two radiators. Two storage cupboards. Doors to all rooms.

**BEDROOM ONE:** 12'10 (3.91m) x 10'5 (3.18m)

Radiator. Replacement double glazed bay window to front.

**BEDROOM TWO:** 12'4 (3.76m) x 10'4 (3.15m)

Radiator. Replacement double glazed bay window to front. Access to:

**LOUNGE:** 20'0 (6.10m) x 15'4 (4.67m)

(narrowing to 10'11). Two radiators. Gas fire (not tested). Replacement double glazed sliding doors and windows to rear.

**SHOWER ROOM:**

Fitted with shower tray, vanity hand wash basin with mixer tap, cupboards below, low level WC. Radiator. Fully tiled walls, tiled flooring. Two replacement double glazed windows to side.

**KITCHEN:** 11'4 (3.45m) x 8'10 (2.69m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards. Fitted oven, microwave and gas hob. Replacement double glazed windows to rear and side, service door to side.

**OUTSIDE:**

Concrete and hardstanding driveway affording access for off road parking to the front of the property. Partly shingled with shrubs. Access to garage (15'2 x 9') with power and light connected and electric roller shutter door. Side access to rear garden. The rear garden has paved areas adjacent to the bungalow, partly laid with astroturf. Secluded and overgrown area to the rear, variety of well established trees and shrubs. The rear garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://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.



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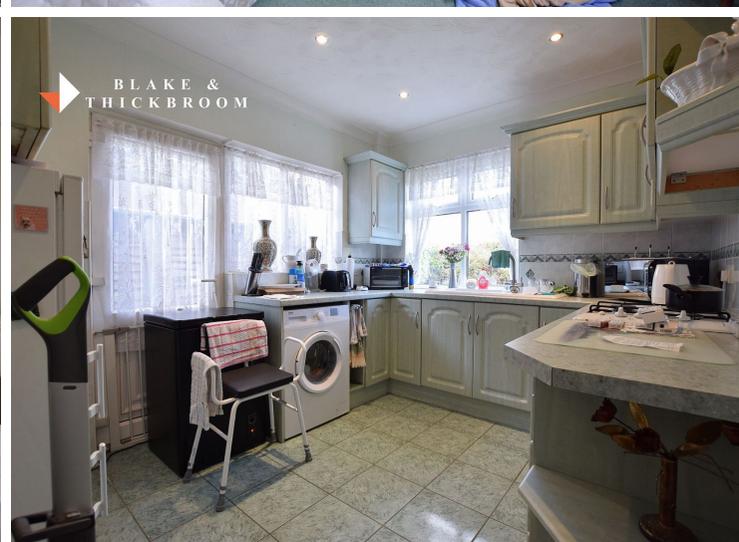
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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