



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this three bedroom detached chalet bungalow located in the sought after residential area of Holland on Sea. The property offers versatile accommodation and is in need of some refurbishment providing an excellent opportunity to modernise and add value. The property benefits from a westerly facing rear garden, off road parking and being within walking distance of local shopping facilities, seafront and bus stops. The property is being offered for sale with no onward chain and an early viewing is recommended.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along via Marine Parade East. Follow the seafront road till it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff hotel on the left hand side. Take the next left into Queensway. Follow Queensway to the far end and the property can be found on the left hand side.

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

- \* THREE DOUBLE BEDROOMS \* 21'10 x 12' max LOUNGE \*
- \* GROUND FLOOR BATHROOM \* GAS HEATING (not tested) \* DOUBLE GLAZING \*
- \* ESTABLISHED WESTERLY FACING REAR GARDEN \* OFF ROAD PARKING \*
- \* GARAGE \* OPPORTUNITY TO IMPROVE \*
- \* NO ONWARD CHAIN \* CENTRE OF HOLLAND ON SEA \*
- \* SOLE AGENTS \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

UPVC double glazed entrance door to entrance hall. Radiator, stairs to first floor with storage space under. Doors to all rooms.

**BEDROOM ONE:** 12'0 (3.66m) x 11'3 (3.43m)

Radiator, double glazed window to front.

**BEDROOM TWO:** 12'0 (3.66m) x 10'1 (3.07m)

Radiator, alcove shelving, double glazed window to front.

**LOUNGE:** 21'10 (6.65m) x 12'0 (3.66m)

(narrowing to 9'8) (currently divided into separate rooms with stud work) Windows to side, patio doors to rear garden.

**KITCHEN:** 10'0 (3.05m) x 9'5 (2.87m)

Fitted with a range of laminated units comprising laminated work surfaces with inset sink unit. Cupboards and drawers under, range of eye level cupboards. Wall mounted gas boiler (not tested). Built in airing cupboard, radiator. Double glazed window to side, arch leading to utility area.

**UTILITY AREA:** 8'2 (2.49m) x 9'3 (2.82m)

Laminated work surfaces. Double glazed window to side, door to rear garden.

**GROUND FLOOR BATHROOM:**

White suite comprising panelled bath with mixer taps, pedestal wash basin, low level WC, windows to rear.

**FIRST FLOOR LANDING:**

Double glazed window to rear, door to bedroom three door to wc..

**FIRST FLOOR WC:**

Fitted with a white suite comprising pedestal wash basin, low level WC, connected to a macerator drainage system (not tested).

**BEDROOM THREE:** 18'1 (5.51m) x 11'2 (3.40m)

(into alcove plus dormer) Radiator, built in wardrobe, double glazed dormer window to front.

**OUTSIDE:**

Driveway and paved frontage partially retained by brick wall and hedging and affording off road parking with gated access to the side of the property with further driveway, garden and detached garage. The Garage is 18'5 x 9'3 Up and over door, window to side. Mature westerly facing rear garden with large paved patio area adjacent to the rear of the property with lawned areas found to the foot of the garden which is retained by timber fencing and mature shrub beds. Further door to brick built office/shed 9'5 x 6'5 Power and light connected.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: unknown

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



