# BLAKE & THICKBROOM

**EDISON ROAD,**
**HOLLAND ON SEA, ESSEX, CO15 5UX**
**£275,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
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**DESCRIPTION:**
Blake & Thickbroom are pleased to be offering this detached bungalow situated within the highly regarded area of Holland on Sea affording an opportunity for a buyer seeking a property with potential just a short walk from the seafront and local shopping facilities. The property would benefit from a program of modernisation making it an ideal proposition for someone looking to personalise and add value.

**DIRECTIONS:**
See Sat Nav Post Code: CO15 5UX

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

* TWO BEDROOMS * 19'4 x 13'5 LOUNGE/DINER *

* 13'1 x 8'7 KITCHEN * MODERN SHOWE ROOM *

* CONSERVATORY * GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING FOR TWO PLUS VEHICLES *

* APPROX 100' REAR GARDEN * STROLL TO HOLLAND ON SEA SEAFRONT *

* OPPORTUNITY TO ADD VALUE * NO ONWARD CHAIN * SOLE AGENTS *

**ENTRANCE HALL:**
Composite side entrance door to entrance hall. Radiator, laminated flooring, access to loft.

**KITCHEN:** 13'1 (3.99m) x 8'7 (2.62m)
Fitted with a range of laminated fronted units comprising laminated work surfaces with inset one and a half sink unit. Cupboards and drawers under, range of eye level cupboards, radiator. Wall mounted gas boiler. Double glazed window to side. Door to lounge/diner.

**LOUNGE/DINER:** 19'4 (5.89m) x 13'5 (4.09m)
(narrowing to 10'2) Radiators, timber fire surround and hearth. Double glazed windows to front.

**BEDROOM ONE:** 11'2 (3.40m) x 9'7 (2.92m)
Radiator, double glazed window to rear.

**BEDROOM TWO:** 10'5 (3.18m) x 9'5 (2.87m)
Radiator, laminated flooring, double glazed window to side. Further double glazed double doors giving access to conservatory.

**CONSERVATORY:** 17'8 (5.38m) x 7'4 (2.24m)
(narrowing to 5'6) Single brick construction with double glazed aspects to side and rear. Door to garden.

**SHOWER ROOM:**
White coloured suite comprising of shower cubicle, pedestal wash basin, low level WC, part tiled walls, laminated flooring, radiator. Double glazed window to side.

**OUTSIDE:**
Lawned front garden partially retained by brick wall with block paved driveway extending down the side of the property and affording off road parking for at last two vehicles and pedestrian access to rear garden. The rear garden is approx 100' in length. Paved patio area adjacent to the rear of the bungalow which is partially retained by dwarf brick wall with central block paved footpath leading to the foot of the garden with lawned areas to both sides flanked by shrubbery beds. The garden is partially retained by timber panel fencing.

**AGENTS NOTES:**
Material Information for this property
Tenure is Freehold. Council Tax Band: B. 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 : No
None standard property features to note: none

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