



Asking Price £350,000
Hillside Crescent, Clacton-On-Sea, Essex, CO15



 **3**
Bedrooms

 **1**
Bathroom

 **1**
Receptions



- 3 BEDROOM BUNGALOW
- OFF STREET PARKING.
- SOUGHT AFTER AREA
- BRAND NEW BOILER & GEORGIAN WINDOWS INSTALLED
- APPROX 40FT GARDEN
- EPC - E COUNCIL TAX BAND - B

Bonds of Essex are pleased to offer this THREE BEDROOM BUNGALOW in the sought after area of Holland-on-Sea. Close to local amenities and train links to London Liverpool Street. The property benefits from having a brand new boiler installed with relevant paper work and all new Georgian windows throughout! With garage access and approx 40ft garden. EPC- E Council Tax Band - B. Please call today to arrange an internal viewing on 01255 420222

Front

Block paved front garden. Ample parking and access to garage. Side gated access to rear garden

Entrance Porch

Double glazed window to front. LED light. Door to:

Entrance Hall

Radiator. Loft access. Storage cupboard. Doors to:

Living Room 15' 9" x 11' 3" (4.80m x 3.43m)

Double glazed bay window to front. Double glazed patio door to rear. X2 Radiators. Electric feature fire place. Smooth ceiling and wood effect flooring.

Kitchen

Recently refurbished. Double glazed window to side. Double glazed door to side access. Range of base and eye level units. 1 1/2 bowl sink. Built in induction hob with double oven under and extractor hood. Integrated fridge. Integrated Dishwasher. Space and plumbing for washing machine. LED spotlights. Tiled Floor.

Bathroom

X2 Obscure double glazed window to side. Extractor Fan. Gas heated towel rail. Suite compromising panel enclosed bath with over head thermostatic shower. Pedal wash hand basin and W/C. Airing cupboard housing boiler. LED lighting. Tiled Floor.

Bedroom 1 12\| 0\|\' x 10\| 0\|\' (3.65m x 3.05m)

Double glazed window to rear. Radiator. Smooth ceiling. Laid with newly fitted carpet.

Bedroom 2/ Dining Room 12\| 10\|\' x 10\| 10\|\' (3.91m x 3.30m)

Double glazed bay window to front. X2 Radiators. Smooth ceiling. Wood effect flooring.

Bedroom 3 12\| 0\|\' x 8\| 0\|\' (3.65m x 2.44m)

Double glazed window to rear. Radiator. Smooth ceiling. Laid with newly fitted carpet.

Garage

Remote electric up and over door. Eave storage. Double glazed door to rear garden. Electric and Lighting connected.

Garden

40ft garden. Commences with paved area. Laid to lawn and enclosed by 6ft fence panels and hedging. Outside lighting. Shed and greenhouse to remain.



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Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.