



**Hereford Court, Holland On Sea Clacton-On-Sea CO15 5PB**

**welcome to**

**Hereford Court, Holland On Sea Clacton-On-Sea**

CLOSE TO SEAFRONT - This detached property is situated on a private road, on the seafront side of HOLLAND ON SEA. The property benefits from OFF ROAD PARKING & GARAGE. Boasting two reception rooms, an ensuite and a conservatory to the rear, INTERNAL VIEWING IS RECOMMENDED.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 10" x 13' 6" ( 4.52m x 4.11m )

**Dining Room**

11' 11" x 11' 9" ( 3.63m x 3.58m )

**Kitchen**

13' 2" x 8' 8" ( 4.01m x 2.64m )

**Utility Room**

7' x 5' 6" ( 2.13m x 1.68m )

**Conservatory**

15' 7" x 7' 5" ( 4.75m x 2.26m )

**Bedroom 1**

16' 6" x 11' 4" ( 5.03m x 3.45m )

**Ensuite**

**Bedroom 2**

15' 7" x 9' 4" ( 4.75m x 2.84m )

**Bedroom 3**

11' 5" x 11' 2" ( 3.48m x 3.40m )

**Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Hereford Court, Holland On Sea Clacton-On-Sea

- Sea Front Side of Holland On Sea
- Off Road Parking & Garage
- Two Reception Rooms
- Gas Central Heating
- En suite To Bedroom One

Tenure: Freehold EPC Rating: D

# £330,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS308492](https://www.williamhbrown.co.uk/Property/CTS308492)



Property Ref:  
CTS308492 - 0007

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william h brown



**01255 221212**



[clactononsea@williamhbrown.co.uk](mailto:clactononsea@williamhbrown.co.uk)



64 Station Road, CLACTON-ON-SEA, Essex,  
CO15 1SP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**