



**Holland Road, CLACTON-ON-SEA CO15 6NL**





**welcome to**

**Holland Road, CLACTON-ON-SEA**

WELL PRESENTED - Situated in the sought after EAST side of the town, this improved and modern bungalow is being offered for sale. The kitchen is both modern and contemporary, with further benefits including a modern fitted bathroom. CALL TODAY TO ARRANGE A VIEWING.





### Entrance Hall

### Lounge

16' x 12' ( 4.88m x 3.66m )

### Kitchen

12' 11" x 10' 5" ( 3.94m x 3.17m )

### Bedroom 1

14' 7" x 11' 1" ( 4.45m x 3.38m )

### Bedroom 2

11' 10" x 10' 11" ( 3.61m x 3.33m )

### Bedroom 3

11' 4" x 8' 1" ( 3.45m x 2.46m )

### Ensuite

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Holland Road, CLACTON-ON-SEA

- Three Bedrooms
- East Clacton
- Well Presented Throughout
- Ample Off Road Parking With Turning Point
- Well Maintained and Mature Garden

Tenure: Freehold EPC Rating: D

# £410,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309426](http://williamhbrown.co.uk/Property/CTS309426)



Property Ref:  
CTS309426 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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