



**Holland Road, Little Clacton Clacton-On-Sea CO16 9RT**



**welcome to**

**Holland Road, Little Clacton Clacton-On-Sea**

NO ONWARD CHAIN - This two bedroom EXTENDED Semi Detached Bungalow, benefits from central heating, TWO RECEPTION ROOMS and a CONSERVATORY. The property is approached via a driveway allowing for OFF ROAD PARKING. The village features a range of shops, eateries and a public house. CALL TODAY.





### Entrance Porch

### Living Room

14' 3" x 11' 5" ( 4.34m x 3.48m )

### Dining Room

13' 9" x 10' 7" ( 4.19m x 3.23m )

### Kitchen

10' 7" x 10' 6" ( 3.23m x 3.20m )

### Conservatory

12' 4" x 12' 4" ( 3.76m x 3.76m )

### Bedroom 1

10' 8" x 9' 7" ( 3.25m x 2.92m )

### Bedroom 2

10' 8" x 10' 7" ( 3.25m x 3.23m )

### Bathroom

### Front Garden

### Rear Garden

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, Little Clacton Clacton-On-Sea**

- No Onward Chain
- Extended
- Two Bedrooms
- Village Location
- Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£265,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309890](http://williamhbrown.co.uk/Property/CTS309890)



Property Ref:  
CTS309890 - 0007

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