

Holland Park, Clacton-On-Sea CO15 6LS



## welcome to

## Holland Park, Clacton-On-Sea

EAST CLACTON - This three bedroom detached 1930's home, benefits from being well presented throughout and has three reception rooms. The property is approached via a driveway and car port. Further benefits include a south facing garden and a modern kitchen and bathroom. CALL TODAY TO VIEW.















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

## **Entrance Porch**

**Entrance Hall** 

### **Living Room** 12' 1" x 11' 9" ( 3.68m x 3.58m )

**Kitchen** 11' 9" x 9' 2" ( 3.58m x 2.79m )

**Dining Room** 13' 5" 6 x 12' 1" 3 ( 4.09m 6 x 3.68m 3 )

**Utility/Breakfast Room** 9' 9" x 7' 8" ( 2.97m x 2.34m )

**Conservatory** 13' 2" x 10' 8" ( 4.01m x 3.25m )

Cloakroom

**Bedroom 1** 13' 3" x 12' 2" ( 4.04m x 3.71m )

**Bedroom 2** 11' 11" x 11' 9" ( 3.63m x 3.58m )

**Bedroom 3** 8' 9" x 6' 8" ( 2.67m x 2.03m )

Bathroom

**Front Garden** 

**Rear Garden** 

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# Holland Park, Clacton-On-Sea

- 1930's Built
- Refitted Kitchen
- Three Reception Rooms
- Well Presented
- Double Glazing

Tenure: Freehold EPC Rating: E Council Tax Band: E

# £445,000





## view this property online williamhbrown.co.uk/Property/CTS309970



Property Ref:

CTS309970 - 0008

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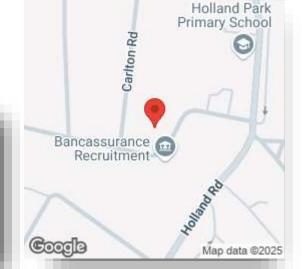
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Please note the marker reflects the postcode not the actual property