



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

**welcome to**

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

This charming 4 bedroom semi detached house is located in a prime position, being walking distance to the seafront, train station and beautiful gardens of Clacton On Sea. The property offers four good sized bedrooms, a driveway for 2/3 cars, a garage, a glorious garden and a versatile outbuilding.



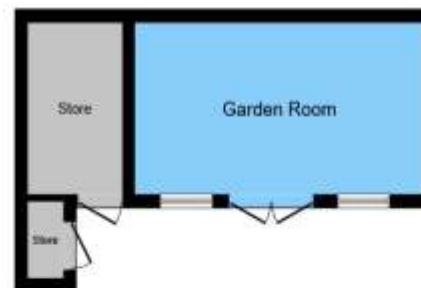




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

## Sitting Room

15' 1" x 13' 4" ( 4.60m x 4.06m )

## Living Room/Dining Room

24' 10" x 14' 9" ( 7.57m x 4.50m )

## Kitchen

21' 2" x 10' ( 6.45m x 3.05m )

## Utility Room

8' 5" x 8' ( 2.57m x 2.44m )

## Ground Floor Shower Room

## Bedroom 1

12' 9" x 12' 1" ( 3.89m x 3.68m )

## Bedroom 2

12' 6" x 12' 4" ( 3.81m x 3.76m )

## Bedroom 3

11' 7" x 8' ( 3.53m x 2.44m )

## Bedroom 4

10' 2" x 7' 9" ( 3.10m x 2.36m )

## Bathroom

## Garden Room

## Garage

## 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, CLACTON-ON-SEA**

- Four Bedrooms
- East Clacton Location
- Driveway
- Garage
- Close To Train Station

Tenure: Freehold EPC Rating: D

offers in excess of

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309537](http://williamhbrown.co.uk/Property/CTS309537)



Property Ref:  
CTS309537 - 0004

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