



BLAKE &  
THICKBROOM



Manor Way, Holland-on-Sea, Essex, CO15 5UA

£290,000

Blake & Thickbroom are pleased to be offering this chain free semi detached bungalow situated within this highly regarded area of Holland on Sea, benefitting from a southerly facing rear garden and no onward chain.

**ENTRANCE HALL:** 12'10 (3.91m) x 6'7 (2.01m) (plus recess) UPVC double glazed entrance door to entrance hall. Built in airing cupboard, access to loft, radiator, doors to:

**LOUNGE:** 14'10 (4.52m) x 11'6 (3.51m) Radiator, stained glass windows to side, sliding double glazed patio doors to conservatory.

**CONSERVATORY:** 12'8 (3.86m) x 8'1 (2.46m) Brick base construction with UPVC double glazed aspects to side and rear. Door to rear garden.

**KITCHEN:** 11'10 (3.61m) x 7'8 (2.34m) Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset ceramic one and a half sink unit. Cupboards and drawers under, matching eye level cupboards. Wall mounted gas boiler. Double glazed window and door to side.

**BEDROOM ONE:** 11'10 (3.61m) x 9'3 (2.82m) (to fitted wardrobes) Radiator, double glazed window to rear.

**BEDROOM TWO:** 10'10 (3.30m) x 9'10 (3.00m) Radiator, double glazed window to front.

**SHOWER ROOM:** Fitted with shower cubicle, vanity wash basin, low level WC, part tiled walls, radiator. Double glazed window to side.

**OUTSIDE:** Lawned front garden with driveway providing off road parking for two vehicles and access to garage and further pedestrian access to rear garden. The garage measures 16' x 8'1 Power and light connected. Double doors to front, we are of the opinion that subject to relevant building regulations approval this space could be converted into further living accommodation. The rear garden is approximately 50' in length and enjoys a southerly aspect. Laid to lawn with flower and shrub borders, paved patio area adjacent to the rear of the bungalow.

**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO DOUBLE BEDROOMS
- 14'10 x 11'6 LOUNGE
- 12'8 CONSERVATORY
- 11'10 KITCHEN
- GAS HEATING
- SHOWER ROOM
- DOUBLE GLAZING
- APPROX 50' SOUTHERLY FACING REAR GARDEN
- ATTACHED GARAGE
- OFF ROAD PARKING

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: disconnected

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: The property is located on a private road.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017-** When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.



