Nansen Road, Holland-on-Sea, CO15 5EF

£315,000

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

Blake & Thickbroom are delighted to be offering for sale this exceptional two-bedroom detached bungalow which has undergone a comprehensive refurbishment throughout, resulting in a beautifully presented home that effortlessly combines contemporary style with comfortable, single-level living.

Upon entering, you are welcomed into an impressive lounge, offering generous proportions and an elegant ornamental fire surround which creates an attractive focal point and enhances the room's sense of character.

The beautifully appointed contemporary kitchen has been thoughtfully designed with both style and practicality in mind, featuring modern cabinetry, quality finishes and a range of integrated Bosch appliances.

The principal bedroom is a particularly generous, providing an excellent private retreat, while the second bedroom offers further versatile accommodation. The newly fitted shower room has been finished in a contemporary style, complementing the property's overall presentation.

Externally, the property continues to impress. A newly laid block-paved driveway provides attractive off-road parking and leads to a substantial garage, complete with an electric roller shutter door, offering excellent secure storage or potential for a variety of uses.

Presented in outstanding condition throughout and offered to the market with the significant advantage of no onward chain, this beautifully refurbished detached bungalow represents a rare opportunity to acquire a turnkey home in a highly convenient coastal location.

With its generous accommodation, high-quality refurbishment and proximity to the seafront, an early internal inspection is strongly recommended to fully appreciate the quality and appeal this exceptional property has to offer.

**Entrance Porch**

**Entrance Hall**

**Lounge** - 5.46m x 4.27m (17'11" x 14'0")

**Kitchen** - 3.33m x 2.87m (10'11" x 9'5")

**Shower Room** - 2.62m x 1.65m (8'7" x 5'5")

**Bedroom One** - 4.14m x 3.33m (13'7" x 10'11")

**Bedroom Two** - 3.23m x 2.67m (10'7" x 8'9")

**Garage** - 5.28m x 2.36m (17'4" x 7'9")

**Garden**

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- TWO BEDROOM DETACHED BUNGALOW!
- FULLY REFURBISHED THROUGHOUT!
- 17'11 x 14'00 LOUNGE, WITH ORNAMENTAL FIRE SURROUND!
- 10'11 x 9'5 MODERN FITTED KITCHEN WITH INTERGRATED 'BOSCH' APPLIANCES!
- 13'7 x 10'11 BEDROOM ONE!
- 8'7 x 5'5 NEWLY FITTED SHOWER ROOM!
- WALKING DISTANCE TO LOCAL SHOPS & SEAFRONT!
- 17'4 x 7'9 GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR & NEWLY LAID BLOCK PAVED DRIVEWAY!

Material information for this property.
Tenure is Freehold.
Council Tax Band - C.
EPC Rating - TBA
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - Yes - **The property was underpinned in 1985 and an insurance claim was taken out with works being carried out to a satisfactory standard. There is also pedestrian access to the rear of the property which is currently overgrown.**

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.

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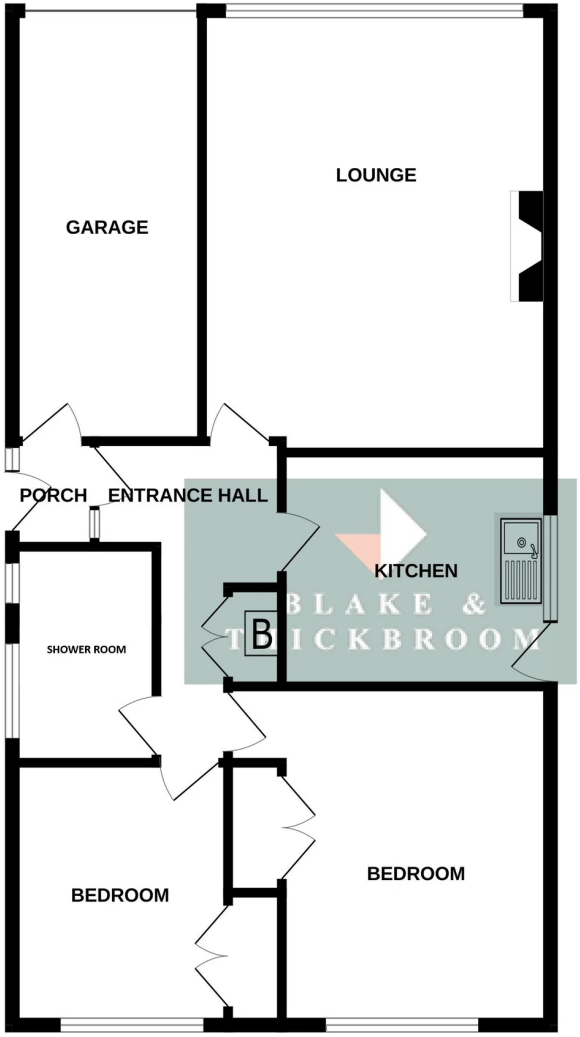
GROUND FLOOR




NANSEN ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5EF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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