



BLAKE &
THICKBROOM



Florence, Frinton Road, Holland-on-Sea, CO15 5UL

Clacton-on-sea

£250,000

Discover this well-presented three-bedroom semi-detached home in Holland-On-Sea, offering spacious living and a delightful south-facing garden, available for £250,000.

The ground floor welcomes you with an inviting entrance hall, leading to a comfortable lounge. The heart of the home is an expansive kitchen/diner, perfect for family meals and entertaining, featuring a new gas boiler. A convenient ground floor W/C completes the lower level.

Upstairs, you will find three generous double bedrooms and a modern four-piece bathroom.

Externally, the property benefits from allocated off-street parking at the front. To the rear a south-facing garden in excess of 80ft, providing an opportunity for a wonderful outdoor sanctuary. Enjoy easy access to local amenities, schools, the seafront, and bus routes, enhancing the convenience and lifestyle this property offers.

A video tour of this property is available to offer a comprehensive preview.

Material information for this property:

Tenure is Freehold.

Council Tax Band: B

EPC: D

Services connected:

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to Checker.ofcom.org.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None

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.

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

- Sole Agents
- Video Tour Available
- South Facing Rear Garden in excess of 80ft
- Three Double Bedrooms
- Four Piece Bathroom
- Ground Floor W/C
- Lounge 13'3" x 11'11"
- Kitchen/Diner 19'10" x 12'6"
- Off Street Parking
- New Gas Boiler



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