



**CLIFF ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5QQ
£300,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented semi detached bungalow offering comfortable coastal living just a short stroll from the seafront. The property benefits from two generous sized bedrooms, a modern fitted kitchen and contemporary bathroom. A viewing is recommended to fully appreciate the size of this charming bungalow and experience the close proximity of the regenerated seafront and promenade.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade East. Follow Marine Parade East for some distance where it converts to Kings Parade. Follow Kings Parade passing the Kingscliff hotel on the left. Turn left into York Road, first left into Madeira Road and the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS *
- * 14'5 x 11'8 LOUNGE *
- * 11'7 x 8'10 REFITTED KITCHEN *
- * MODERN BATHROOM SUITE * SEPARATE WC *
- * GAS HEATING SYSTEM (gas boiler replaced in 2025) *
- * UPVC DOUBLE GLAZING *
- * 60'+ REAR GARDEN *
- * WITHIN A FIVE MINUTE WALK OF SEAFRONT *
- * FAVOURED LOCATION *
- * VIEWING RECOMMENDED *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS *

ENTRANCE HALL:

Recessed UPVC double glazed entrance door to entrance hall. Radiator. Built in airing cupboard. Access to loft with telescopic ladder. Doors to all rooms.

LOUNGE: 14'5 (4.39m) x 11'8 (3.56m)

Radiator. Double glazed bay window to front.

KITCHEN: 11'7 (3.53m) x 8'10 (2.69m)

Refitted with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards concealing wall mounted gas boiler (fitted in 2025), integrated four ring gas hob with extractor canopy above, built in double oven. Radiator. Double glazed window to side, sliding double glazed patio doors giving access to rear garden.

BEDROOM ONE: 12'0 (3.66m) x 10'10 (3.30m)

(to fitted wardrobes). Laminated fronted wardrobes and matching top cupboard. Radiator. Double glazed window to rear.

BEDROOM TWO: 12'5 (3.78m) x 10'1 (3.07m)

Fitted wardrobes and matching top cupboard. Radiator. Double glazed window to front.

BATHROOM:

Refitted white coloured suite comprising of panelled bath and wall mounted shower unit above and shower screen, hand wash basin with cupboards under. Chromium effect radiator. Partially tiled walls. Double glazed window to side.

SEPARATE WC:

Fitted with low level WC, hand wash basin combination. Part tiled walls. Radiator. Double glazed window to side.

OUTSIDE:

Lawned frontage with flower and shrubbery beds retained by dwarf brick wall. Pedestrian access down the side of the property to rear garden. The rear garden is in excess of 60' in length, is predominantly lawned with well stocked flower and shrubbery borders. Large paved patio area adjacent to the rear of the property being served by the kitchen with large aluminium storage shed situated at the foot of the garden. The garden is retained by timber panelled fencing.

AGENTS NOTES:

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 - Yes. 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 - No.

Non standard properties features to note - None.



