



Bedford Road, Holland-on-Sea, Essex, CO15 5LF

Holland-on-Sea

Guide Price
£300,000

GUIDE PRICE £300,000 - £325,000! NO ONWARD CHAIN! Blake & Thickbroom are delighted to be offering for sale this three bedroom detached bungalow situated in the much sought after Holland on Sea area within walking distance of Holland on Sea's seafront and promenade. The property boasts a generous size throughout and an internal viewing is recommended to fully appreciate the accommodation on offer.

ENTRANCE PORCH: Replacement double glazed entrance door to entrance porch. Entrance door to:

ENTRANCE HALL: Radiator. Storage cupboard, airing cupboard. Loft access. Doors to all rooms.

BEDROOM ONE: 13'11 (4.24m) x 10'11 (3.33m) Radiator. Single glazed window to rear.

BEDROOM TWO: 12'5 (3.78m) x 8'2 (2.49m) (into wardrobe recess). Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM THREE: 14'4 (4.37m) x 7'4 (2.24m) Radiator. Replacement double glazed window to rear.

LOUNGE: 14'6 (4.42m) x 11'7 (3.53m) Radiator. Replacement double glazed bay window to front.

SHOWER ROOM: Comprising of shower tray with sliding doors and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Radiator. Fully tiled walls. Two replacement double glazed windows to side.

KITCHEN: 11'6 (3.51m) x 8'11 (2.72m) Comprising of laminated rolled edge work surfaces with cupboards, drawers and storage below, range of eye level cupboards, inset one and a half bowl sink drainer unit, fitted double oven with four ring gas hob with extractor hood above. Cupboard housing wall mounted boiler. Radiator. Part tiled walls. Double glazed window to side, single glazed window to rear.

UTILITY AREA: 11'1 (3.38m) x 6'6 (1.98m) Comprising of laminated rolled edge work surfaces. Panelled roofing. Double glazed aspects to sides and rear. Door to garden accessed through conservatory.

CONSERVATORY: 15'1 (4.60m) x 10'5 (3.18m) Of brick built construction with panelled roofing, double glazed aspects to sides and rear, sliding doors to garden.

OUTSIDE: Concrete and shingled areas to the front of the property affording access for off road parking, the rest of the frontage is lawned with shrubs. Further access to garage with up and over door, and side access to rear garden. The rear garden has paving adjacent to the bungalow, mostly laid to lawn with a variety of flowers, shrubs and trees. Wooden storage shed to remain, additional storage shed to rear. The rear garden is partially retained by wooden panelled fencing.

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating E.

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.

Property Type: Detached Bungalow

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

- THREE BEDROOMS
- 14'6 x 11'7 LOUNGE
- 11'6 x 8'11 KITCHEN
- SHOWER ROOM
- UTILITY AREA
- 15'1 x10'5 CONSERVATORY
- GAS HEATING
- DOUBLE GLAZING
- VIEWING RECOMMENDED
- VIDEO TOUR AVAILABLE

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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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