



**Holland Park, Clacton-On-Sea CO15 6LS**

**welcome to**

**Holland Park, Clacton-On-Sea**

EAST CLACTON - This three bedroom detached 1930's home, benefits from being well presented throughout and has three reception rooms. The property is approached via a driveway and car port. Further benefits include a south facing garden and a modern kitchen and bathroom. CALL TODAY TO VIEW.





**Ground Floor**

**First Floor**

**Entrance Porch**

**Entrance Hall**

**Living Room**

12' 1" x 11' 9" ( 3.68m x 3.58m )

**Kitchen**

11' 9" x 9' 2" ( 3.58m x 2.79m )

**Dining Room**

13' 5" 6 x 12' 1" 3 ( 4.09m 6 x 3.68m 3 )

**Utility/Breakfast Room**

9' 9" x 7' 8" ( 2.97m x 2.34m )

**Conservatory**

13' 2" x 10' 8" ( 4.01m x 3.25m )

**Cloakroom**

**Bedroom 1**

13' 3" x 12' 2" ( 4.04m x 3.71m )

**Bedroom 2**

11' 11" x 11' 9" ( 3.63m x 3.58m )

**Bedroom 3**

8' 9" x 6' 8" ( 2.67m x 2.03m )

**Bathroom**

**Front Garden**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Holland Park, Clacton-On-Sea

- 1930's Built
- Refitted Kitchen
- Three Reception Rooms
- Well Presented
- Double Glazing

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

offers in the region of

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309970](http://williamhbrown.co.uk/Property/CTS309970)



Property Ref:  
CTS309970 - 0009

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