



**HILLSIDE CRESCENT,
HOLLAND ON SEA, ESSEX, CO15 6PB
£284,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved detached bungalow situated within walking distance of Holland on Sea shopping facilities and approximately one mile from Holland on Sea regenerated seafront. This deceptively spacious property is affording a 15'4 x 14' kitchen/diner and spacious master bedroom with en suite shower room. The property is being offered for sale with no onward chain and an early viewing is advised.

DIRECTIONS:

SAT NAV POSTCODE: CO15 6PB

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER TO MASTER BEDROOM *
- * 14' x 10'5 LOUNGE * 15'4 x 14' KITCHEN/DINER WITH INTEGRATED APPLIANCES *
- * MODERN BATHROOM * DOUBLE GLAZING * GAS HEATING *
- * OFF ROAD PARKING * SOUTH-WESTERLY FACING REAR GARDEN * EPC C *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Composite entrance door to L Shaped entrance hall. Built in storage cupboard, radiator, double glazed window to side. Doors to all rooms.

KITCHEN DINER: 15'4 (4.67m) x 14'0 (4.27m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated gas hob with extractor canopy above, oven, fridge and freezer. Radiator, double glazed window to rear, double glazed double doors leading to garden.

LOUNGE: 14'0 (4.27m) x 10'5 (3.18m)

Radiator, double glazed window and double glazed double doors to rear garden.

BEDROOM ONE: 15'4 (4.67m) x 10'5 (3.18m)

(max) Radiator, built in double wardrobes, double glazed window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising wc, pedestal wash basin, recessed shower cubicle, radiator, built in storage cupboard housing wall mounted gas boiler.

BEDROOM TWO: 11'0 (3.35m) x 10'0 (3.05m)

(plus door recess) Radiator, double glazed window to front.

BEDROOM THREE: 8'3 (2.51m) x 8'0 (2.44m)

Radiator, double glazed window to side.

BATHROOM:

White coloured suite comprising panelled bath, pedestal wash basin, low level WC, radiator, double glazed window to side.

OUTSIDE:

Block paved frontage partially screened by hedging affording off road parking. Pedestrian access to rear garden. The rear garden enjoys a south-westerly aspect. Retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: C

Services connected

Electricity: Yes

Water: Yes

Gas: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Unknown

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

Any additional property charges: No

Non standard property features to note: None



GROUND FLOOR
91.5 sq.m. (985 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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