



Bedford Road, Holland on Sea, Essex, CO15 5LH

£245,000

NO ONWARD CHAIN! Blake & Thickbroom are delighted to be offering for sale this spacious two bedroom semi detached bungalow situated in the much sought after Holland on Sea area. The property is conveniently located within easy reach of local shopping facilities, restaurants, bus routes and seafront. The property benefits from generous off street parking and a sizable rear garden with an opportunity to put your own stamp on the property call our offices to arrange a viewing now.

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

ENTRANCE HALL: Radiator, storage cupboard housing wall mounted combi gas boiler, doors to all rooms.

BEDROOM ONE: 4.09m x 3m (13'5 x 9'10) Radiator, replacement double glazed window to rear.

BEDROOM TWO: 3.48m x 3m (11'5 x 9'10) Radiator, replacement double glazed window to front.

LOUNGE: 4.37m x 3.4m (14'4 x 11'2) Radiator, replacement double glazed bay window to front.

BATHROOM: 3.02m x 1.5m (9'11 x 4'11) Fitted with low level WC, pedestal hand wash basin, panelled bath with shower attachment, heated towel rail, access to loft.
Replacement double glazed window to rear.

KITCHEN: 4.8m x 3m (15'9 x 9'10) Comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space below. Range of eye level cupboards, radiator. Door to larder, separate storage cupboard. Part tiled walls.
Replacement double glazed window and door to rear.

OUTSIDE: To the front of the property concrete driveway providing access for off road parking. Side access leading to rear garden. The rear garden has a concreted area adjacent to the bungalow. Further paved area leading throughout the garden, remainder laid to lawn with a variety of flower, trees and shrub borders. Wooden storage shed. The rear garden is partially retained by wooden panel fencing.

Property Type: Semi-Detached Bungalow

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

- SOLE AGENTS
- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- 14'4 x 11'2 LOUNGE
- 9'11 x 4'11 BATHROOM
- 15'9 x 9'10 KITCHEN
- GENEROUS REAR GARDEN
- OFF PARKING STREET
- GAS HEATING
- DOUBLE GLAZING

Material information for this property

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

Services connected

Electricity: Yes Gas: Yes Water: Yes Sewerage type: Mains Telephone and broadband coverage: Yes

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

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.





