

 **BLAKE &
THICKBROOM**



Frinton Road, Holland-on-Sea, CO15 5PW

£250,000

Blake & Thickbroom are pleased to be offering for sale this attractive two double bedroom detached bungalow, presenting an exciting opportunity for those looking to create a home tailored to their own taste and requirements. Offering well-proportioned accommodation throughout, the property provides an excellent foundation for refurbishment and modernisation.

The accommodation comprises a welcoming lounge, providing a generous principal reception space, alongside a kitchen with excellent potential for updating and creating a contemporary kitchen environment.

Both bedrooms are comfortably proportioned double rooms, offering versatile accommodation for residents, guests or home-working requirements.

Externally, the property benefits from a particularly desirable south-facing garden, providing an excellent outdoor space with plenty of potential for landscaping, entertaining and enjoying the sunshine.

Ideally positioned within walking distance of local shops, bus routes and the seafront, the property combines the appeal of a detached bungalow with a convenient coastal location.

An excellent opportunity for buyers seeking a detached bungalow with genuine potential, a desirable south-facing garden and the significant benefit of NO ONWARD CHAIN.

Entrance Hall

Bedroom One - 3.94m x 3.66m (12'11" x 12'0")

Bedroom Two - 3.66m x 2.95m (12'0" x 9'8")

Lounge - 4.57m x 3.38m (15'0" x 11'1")

Kitchen - 4.37m x 2.16m (14'4" x 7'1")

WC - 1.8m x 0.79m (5'11" x 2'7")

Bathroom - 1.8m x 1.52m (5'11" x 5'0")

Garden - South Facing!

Property Type: Detached Bungalow

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

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- TWO DOUBLE BEDROOM DETACHED BUNGALOW!
- REFURBISHMENT OPPORTUNITY!
- 15'1 x 11'1 LOUNGE!
- 14'4 x 7'1 KITCHEN!
- 12'11 x 12'0 BEDROOM ONE!
- 12'0 x 9'8 BEDROOM TWO!
- SOUTH FACING GARDEN!
- WALKING DISTANCE TO LOCAL SHOPS, BUS ROUTES & SEAFRONT!

Material information for this property.

Tenure is Freehold.

Council Tax Band - C.

EPC Rating - TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. 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 - None.

Non standard properties 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.





