

148 Holland Road Clacton on sea CO15 6NF

Guide Price

£170,000 - £180,000

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

NO ONWARD CHAIN. GUIDE PRICE £170,000 -£180,000 This spacious three-bedroom 1970s maisonette, ideally located in a popular East Clacton area, offers accommodation equivalent to that of a bungalow, making it perfect for those seeking single-level living. With the added benefits of a allocated garden and a single garage, this property is situated close to a local primary school, newsagent, and the seafront, providing a convenient and enjoyable lifestyle.

Upon entering, you will discover generous living spaces designed for comfort. The well-proportioned reception room provides ample space for relaxation and entertaining.

The property features three comfortable bedrooms, offering versatile space for residents or guests. A family bathroom serves the property. This layout, combined with its spacious rooms, truly offers the feel and convenience of a bungalow.

Outside, the allocated garden provides a pleasant outdoor retreat, perfect for enjoying the fresh air or for those with a keen interest in gardening. The single garage offers secure parking or additional storage, a valuable asset for any home.

Situated in a sought-after East Clacton location, this home benefits from excellent local amenities including a primary school and newsagent within easy reach. The nearby seafront provides opportunities for leisurely strolls and coastal enjoyment. This property presents an excellent opportunity to acquire a spacious home in a fantastic location with the added benefit of no onward chain. An early viewing is highly recommended to appreciate all that is on offer.

Bedroom One - 4.27m x 3.53m (14'0" x 11'7")

Bedroom Two - 4.27m x 2.69m (14'0" x 8'10")

Bedroom Three - 3.17m x 2.13m (10'5" x 7'0")

Shower Room

Lounge/Diner - 5.49m x 3.53m (18'0" x 11'7")

Fitted Kitchen - 3.53m x 2.62m (11'7" x 8'7")

Garage in Block

Rear Garden

Property Type: Maisonette

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- THREE BEDROOM FIRST FLOOR MAISONETTE!
- 18'0 x 11'7 LOUNGE/DINER!
- 11'7 x 8'7 FITTED KITCHEN!
- GAS CENTRAL HEATING!
- DOUBLE GAZELED!
- GARAGE IN BLOCK WITH ELECTRIC ROLLER DOOR!
- ALLOCATED GARDEN!
- WALKING DISTANCE TO LOCAL SHOPS, BUS ROUTES & SEAFRONT!

Material information for this property.
Tenure is Leasehold / 98 years remaining (122 years from 24 June 2002)
Council Tax Band - B.
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 - Yes, £50 a year ground rent. Service charge TBC.
Non standard properties features to note - None.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

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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Lounge
Bedroom Three/
Dining Room
Main Bedroom
Kitchen
W.C.
Shower
Room
Bedroom 2
Entrance
Landing