



BLAKE &  
THICKBROOM



**Fleetwood Avenue, Holland on Sea, Essex, CO15 5SD**

Holland on Sea

**£280,000**

NO ONWARD CHAIN Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom detached bungalow situated in the much sought after Holland on Sea area. The property benefits from field views to the rear, generous off road parking, garage and a well established rear garden. An internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.

**ENTRANCE HALL:** Replacement double glazed entrance door to entrance hall. Radiator, storage cupboard, access to loft. Doors to all rooms.

**BEDROOM ONE:** 11'10 (3.61m) x 11'2 (3.40m) Radiator, single glazed window to rear.

**BEDROOM TWO:** 11'2 (3.40m) x 8'5 (2.57m) Radiator, replacement double glazed bay window to front.

**SHOWER ROOM:** 7'11 (2.41m) x 5'10 (1.78m) Refitted comprising low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with sliding door, two shower attachments. Electric mirror providing light and heat, extractor fan, fully tiled walls. Heated towel rail, replacement double glazed window to side.

**KITCHEN:** 10'8 (3.25m) x 7'1 (2.16m) Fitted with laminated rolled edge work surfaces with inset one and a half bowl sink and drainer unit. Cupboards, drawers and storage space under. Range of eye level cupboards, wall mounted boiler housed in cupboard approximately 3 years old. Part tiled walls, replacement double glazed windows to front and side.

**LOUNGE:** 15'11 (4.85m) x 11'4 (3.45m) Radiator, electric fire, replacement double glazed window to side. Single glazed door and window to conservatory.

**CONSERVATORY:** 19'10 (6.05m) x 9'7 (2.92m) Brick base construction, panelled roof, replacement double glazed aspects to side and rear. Radiator. French style doors to garden.

**OUTSIDE:** To the front of the property partially concreted driveway providing off road parking with further access to garage. 16'1 x 8'3. Up and over door, power and light connected, personal door to rear garden. The remainder of the front is laid to lawn, outside tap and side access to the rear garden. The rear garden enjoys field views with raised patio area adjacent to the bungalow with steps down to the remainder of the garden. Further Sandstone paved area to the left hand side, remainder laid to lawn with a variety of mature flower, shrubs and trees. The rear garden is retained by wooden panel fencing.

Material information for this property

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

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](http://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.

**Property Type:** Detached Bungalow

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

- SOLE AGENTS
- NO ONWARD CHAIN
- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- 10'8 x 7'1 KITCHEN
- 7'11 x 5'10 REFITTED SHOWER ROOM
- 15'11 x 11'4 LOUNGE
- 19'10 x 9'7 CONSERVATORY
- GAS HEATING APPROX 3 YEARS OLD
- 16'1 x 8'3 GARAGE





