



BRENTWOOD ROAD,
HOLLAND ON SEA, ESSEX, CO15 5DR
£290,000 (Offers in excess of)

DESCRIPTION:**SUBSTANTIAL EXTENDED BUNGALOW**

A beautifully presented extended semi detached bungalow situated within the popular Holland on Sea on the eastern outskirts of Clacton's town centre. The property has been maintained in excellent order throughout by the current owners and is conveniently located within walking distance to the centre of Holland on Sea offering an array of shopping facilities and bus routes to town centre. As the vendors chosen sole agent an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street. Straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately quarter of a mile approaching the centre of Holland on Sea. Turn left just past the Roaring Donkey public house into Windermere Road. Proceed a short distance taking the third turning right into the second part of Brentwood Road. Proceed a short distance and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS * MODERN WHITE BATHROOM SUITE WITH SHOWER BATH *

* 17' x 10' EXTENDED KITCHEN/DINER * 22'2 x 10'3 max EXTENDED LOUNGE *

* REPLACEMENT DOUBLE WINDOWS * GAS HEATING *

* ESTABLISHED REAR GARDEN * OFF ROAD PARKING & GARAGE *

* WALKING DISTANCE TO LOCAL SHOPS * EXCELLENT ORDER THROUGHOUT * SOLE AGENTS *

ENTRANCE HALL:

Composite double glazed side entrance door to entrance hall. Radiator, laminated wood flooring. Doors to:

BEDROOM ONE: 13'1 (3.99m) x 10'3 (3.12m)

Radiator, window to front.

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

Radiator, window to front.

BATHROOM:

Modern white suite comprising shower bath with built in shower unit and glazed shower screen. Vanity hand wash basin, low level WC, part tiled walls. Decorative tiled flooring, and matching tiled panelling to bath. Heated towel rail, linen cupboard. Window to side.

KITCHEN DINER: 17'0 (5.18m) x 10'0 (3.05m)

Well appointed with a range of high gloss finished cream coloured laminated fronted units with solid wood work surfaces. Inset Butler style sink unit with matching upstands. Eye level cupboards. Inset four ring gas hob, single oven below, extractor hood above, Integrated dish washer. Further storage cupboard to large recess housing combi gas boiler. Windows to side and rear. Open plan design leading through to extended lounge.

LOUNGE DINER: 22'2 (6.76m) x 10'3 (3.12m)

(narrowing to 7'9) Radiator, laminated wood flooring, glazed double doors to rear garden.

OUTSIDE:

Front garden enclosed by front boundary walling and mature hedgerow. Concrete pattern driveway providing off road parking for three/four vehicles leading to Detached Garage with up and over door, power and light connected. Side gate access to established lawned rear garden with spilt level wooden panelled patio area. Personal door to garage, further steps down leading to wood storage and summer house and further storage shed. The rear garden is enclosed by panel fencing and screening.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: TBA

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







GROUND FLOOR



BRENTWOOD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5DR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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