



**Holland Road, Clacton-On-Sea CO15 6NL**

**welcome to**

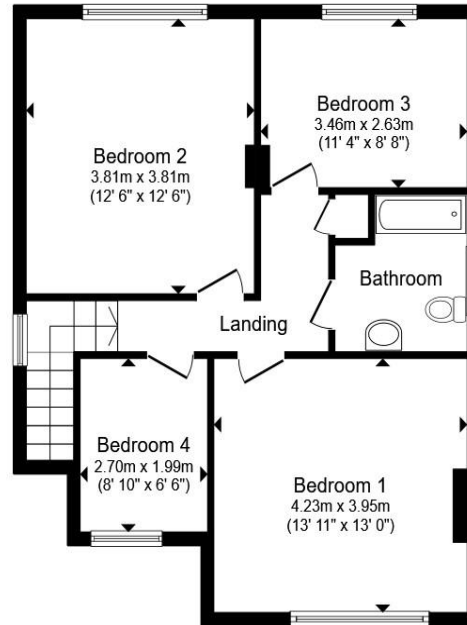
**Holland Road, Clacton-On-Sea**

GUIDE PRICE £400,000 - £425,000 - Located on the main road into the popular area of Holland on sea, is this character built Four bedroom detached family home. Lovely garden and in out driveway externally. Great sized conservatory and two further reception rooms along with an office space.





**Ground Floor**



**First Floor**

Total floor area 183.1 m<sup>2</sup> (1,971 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

**Entrance Hall**

**Shower Room**

**Lounge**

16' 7" x 15' ( 5.05m x 4.57m )

**Kitchen**

**Dining Room**

13' 6" x 12' 6" ( 4.11m x 3.81m )

**Conservatory/Playroom**

25' 1" x 9' 11" ( 7.65m x 3.02m )

**Bedroom 1**

13' 11" x 13' ( 4.24m x 3.96m )

**Bedroom 2**

12' 6" x 12' 6" ( 3.81m x 3.81m )

**Bedroom 3**

11' 4" x 8' 8" ( 3.45m x 2.64m )

**Bedroom 4**

8' 10" x 6' 6" ( 2.69m x 1.98m )

**Bathroom**

**Garage**

**Study/Gym**

**Front Garden**

**Rear Garden**

welcome to

## Holland Road, Clacton-On-Sea

- Four Reception Rooms
- Four Bedrooms
- In Out Driveway
- Main Road Position
- Fitted Kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CTS310493 - 0005

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