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HOLLAND ROAD, CLACTON-ON-SEA, CO15 6NL

GUIDE PRICE £425,000

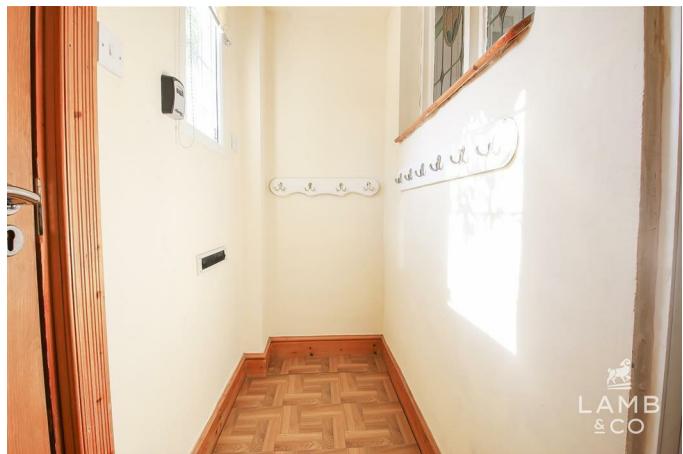
Guide Price £425,000 - £450,000 Situated on a primary road in the sought-after East Clacton area, this exquisite detached home offers superb connectivity with excellent access to local schools, public transport links, and major commuter routes. A perfect blend of elegance and functionality, the property boasts outstanding kerb appeal with a charming bay window, allowing natural light to flood the interior and enhance the home's airy ambience and high ceilings. Inside, you'll find two inviting reception rooms, a versatile office space, and a convenient ground floor shower room. The spacious conservatory opens out to a large patio area, seamlessly blending indoor and outdoor living and overlooking a beautifully maintained, generous garden.

- Four Bedrooms
- Two Reception Rooms
- Office
- Ground Floor Shower Room
- Generous Garden
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



ENTRANCE HALL



LOUNGE

17'2 x 15'0 (5.23m x 4.57m)



KITCHEN

12'6 x 10'3 (3.81m x 3.12m)



DINING ROOM

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



CONSERVATORY

25'0 x 10'0 (7.62m x 3.05m)



SHOWER ROOM

7'10 x 2'11 (2.39m x 0.89m)



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM TWO

12'5 x 11'11 (3.78m x 3.63m)



BEDROOM THREE

10'10 x 8'7 (3.30m x 2.62m)



BATHROOM

7'6 x 6'8 (2.29m x 2.03m)



BEDROOM ONE

13'3 x 13'0 (4.04m x 3.96m)



OFFICE/ BEAUTY ROOM

13'1 x 8'9 (3.99m x 2.67m)



BEDROOM FOUR

9'5 x 6'6 (2.87m x 1.98m)



REAR GARDEN



OUTSIDE

GARAGE

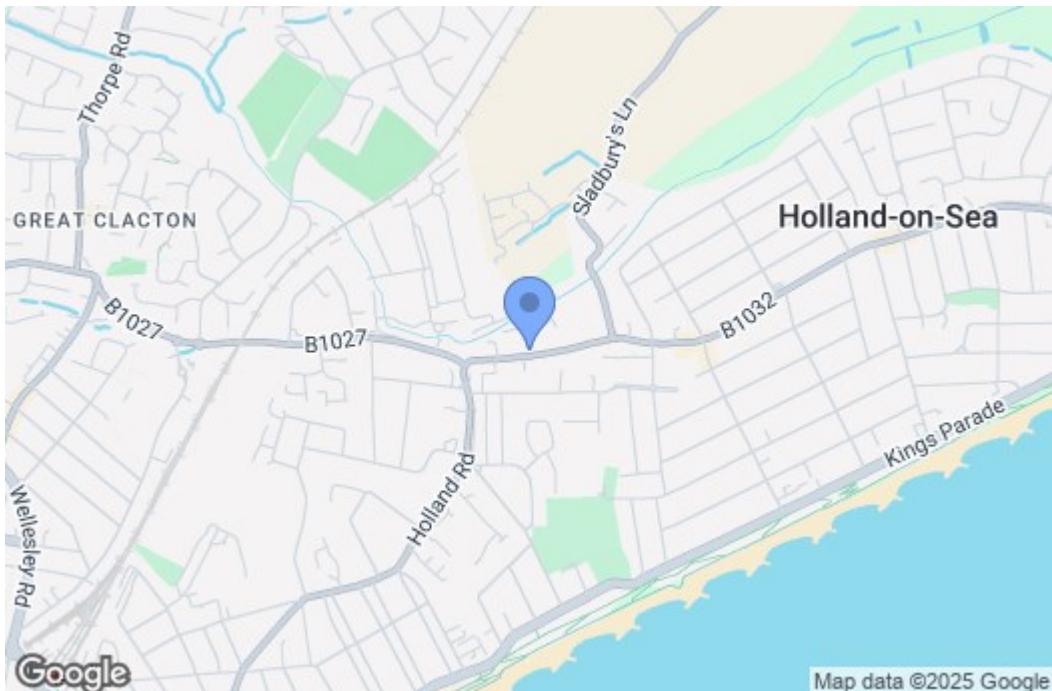
REAR ASPECT



Additional Information Clacton

Council Tax Band: D
Heating: Gas Central
Seller's Position: Need to Find
Garden Facing: North

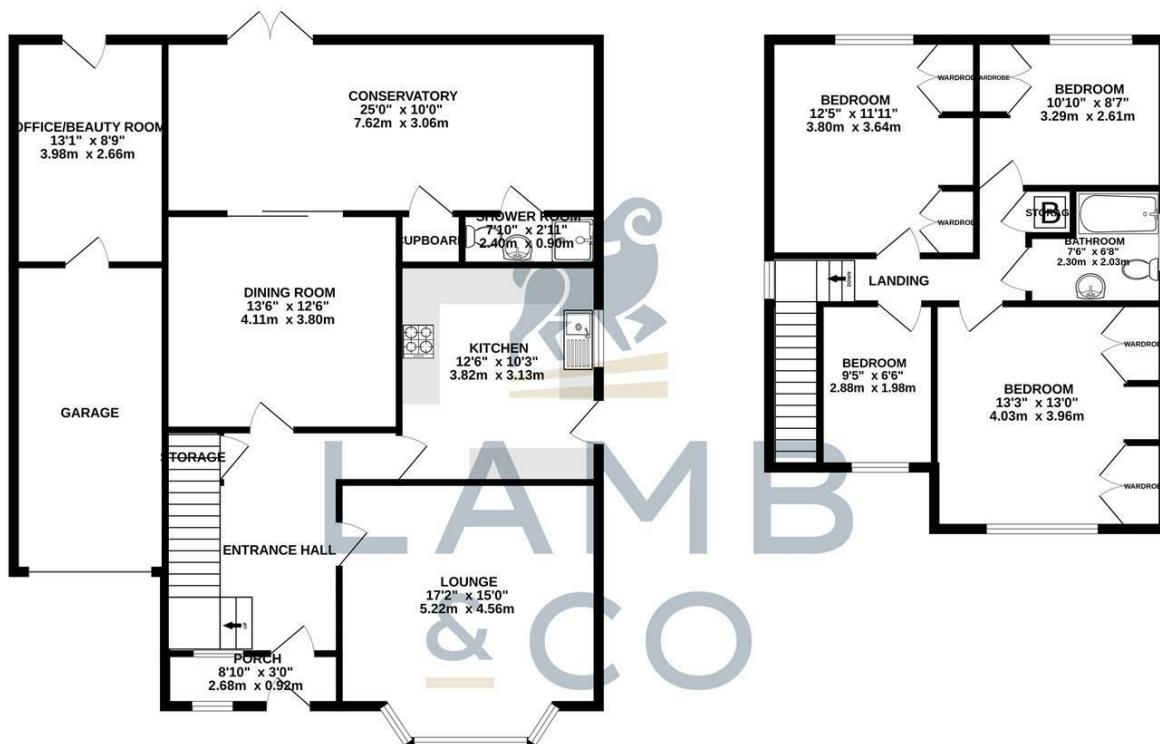
Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			75
(69-80) C			56
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1853 sq.ft. (172.2 sq.m.) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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