



59 Kings Avenue
Holland-on-sea CO15 5ER
£350,000



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Clacton on Sea: 01255 222882 - Holland on Sea: 01255 815511 - Walton-on-the-Naze: 01255 671212

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Located in the most popular area of Holland on Sea and to the sea side of Frinton Road is this three bedroom detached chalet bungalow which in the valuers opinion is in good decorative order. The property is situated on a corner plot giving garage and off street parking access via Preston Road.

- Fitted Kitchen
- Ground Floor Shower Room
- Dining Area
- Lounge
- Ground Floor Bedroom
- Two First Floor Bedrooms
- Conservatory
- First Floor Bathroom
- Corner Plot
- Workshop/Garage
- Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



THE ACCOMMODATION WITH APPROXIMATE ONLY ROOM SIZES COMPRISES:

Double glazed door to:

ENTRANCE HALL: Double glazed window to front.

LOUNGE: 21' x 17'5 max. (6.4m x 5.31m max.) Double glazed box bay window to front, double radiator, laminate floor, double glazed window to side, built in shelves and cupboards, fireplace with electric fire, picture rail, dado rail.

BEDROOM ONE: 11'2 x 10' (3.4m x 3.05m) Built in wardrobes, double glazed window to side, single radiator, picture rail.

DINING AREA: 11' x 11' (3.35m x 3.35m) Laminate floor, stairs to first floor landing, double glazed door to rear, single radiator, dado rail.

KITCHEN: 16'3 X 7'6 (4.95mX2.29m) Double glazed window to rear, dual aspect double glazed windows to side, one and half bowl stainless steel single drainer sink unit with mixer taps set in roll edge work surfaces with cupboards, drawers and dishwasher under, extractor and eye level cabinets above, further roll edge work surfaces with fridge and freezer beneath.

SHOWER ROOM: Low level w.c. heated towel rail, shower cubicle with shower, pedestal wash hand basin with mixer taps and cupboards under, laminate floor, double glazed window to side.

CONSERVATORY: 15'4 x 9' (4.67m x 2.74m) Double glazed window to rear, double patio door to rear, double glazed French doors to side, outside tap.

FIRST FLOOR LANDING: Built in wardrobes.

BATHROOM: Double glazed window to rear, pedestal wash hand basin, panel bath with mixer taps and shower attachment, shelves, laminate floor, low level w.c.

BEDROOM TWO: 13'1 x 6'11 + 4'3 door recess (3.99m x 2.11m + 1.3m door recess) Double glazed window to rear, single radiator, built in dresser and wardrobe.

BEDROOM THREE: 11'9 x 10'8 (3.58m x 3.25m) Double glazed window to front, single radiator, built in wardrobe, storage eaves.

OUTSIDE: The front is laid to paving with shrubs and fence surround, steps up to the entrance door giving access to a veranda area. The property is situated on a corner plot with timber gate to the side giving access to the rear garden being laid to lawn with shrubs and trees, double gates giving vehicular access and leading to garage/workshop up and over door measuring 20' x 10'2 (6.1m x 3.1m) power and light connected, storage area 19'10 x 4'7 (6.05m x 1.4m) with double glazed door.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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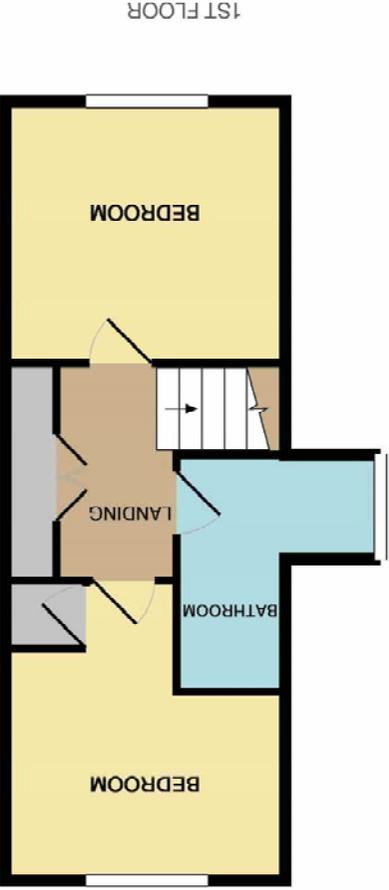
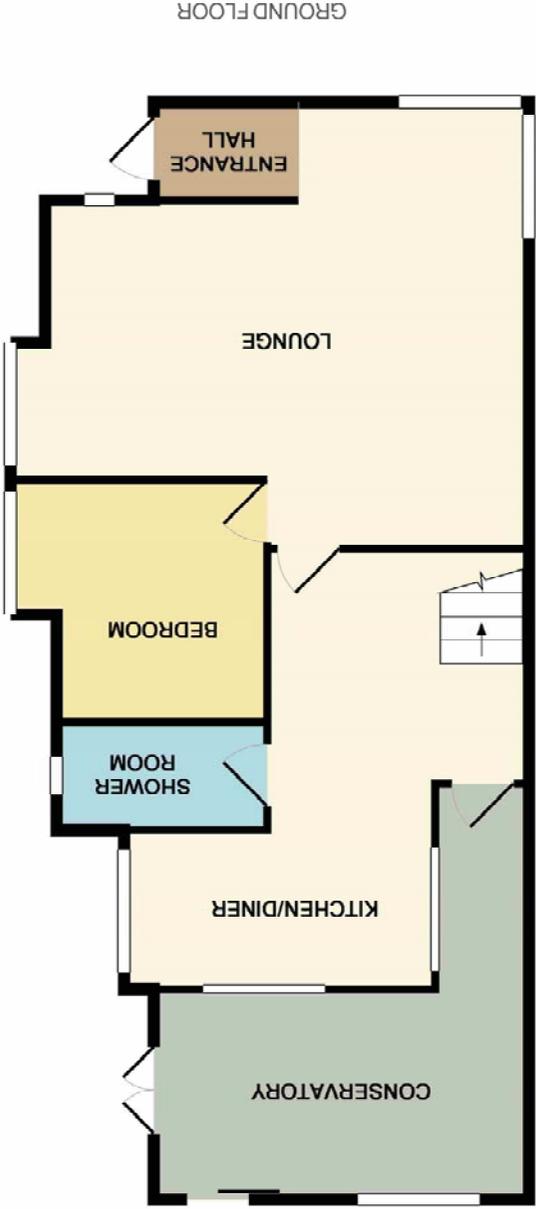
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