

38, MERRILEES CRESCENT, HOLLAND ON SEA, CO15 5XX.

- * REFURBISHED EXTENDED SEMI DETACHED BUNGALOW
- * PEACEFUL SEASIDE VILLAGE LOCATION
- * GOOD SIZE KITCHEN/DINER WITH APPLIANCES
- * NEW ELECTRIC HEATING WITH RADIATORS
- * NEW FULLY TILED SHOWER ROOM SUITE
- * SPACIOUS LIVING ROOM WITH FRENCH DOORS TO GARDEN

PEAGRAMS
estate agency

www.peagrams.co.uk

66 Station Road
Clacton on Sea CO15 1SP

Tel: 01255 474254



PRICE £315,000 FREEHOLD

An extended 1930's built SEMI DETACHED BUNGALOW which has been completely refurbished boasting a superb refitted kitchen with appliances and good size living room.

The property occupies a peaceful location yet within walking distance of the excellent village shopping amenities and a little further to the lovely seafont with sandy beaches!

The bungalow is CHAIN FREE and provides an ideal home for the buyer seeking an easy to maintain home in pleasant surroundings and has to be viewed internally to be appreciated.

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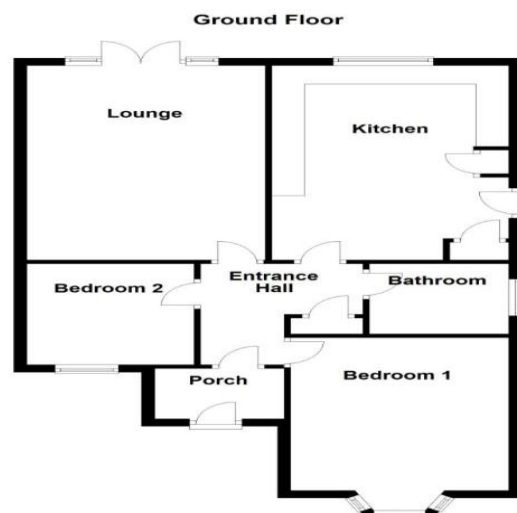
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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -

- ENTRANCE PORCH:** Double glazed front door and window, further new double glazed door to:-
- ENTRANCE HALL:** Tiled flooring, access to loft, new electric radiator, built in storage cupboard.
- LOUNGE:**
17' x 12'
Good size extended room with new carpet, new electric radiator, wall mounted TV point, new double glazed French doors and windows overlooking the garden.
- KITCHEN/DINER:**
17' x 10'5"
Good size extended room with extensive range of new work surfaces with drawers and cupboards under, integrated washing machine and fridge/freezer, built in ceramic hob and eye level double oven, inset sink unit, range of matching wall cabinets, chimney style extractor hood, part tiled walls and flooring, new double glazed rear window and side door, new electric radiator, built in airing cupboard housing new electric hot water tank.
- BEDROOM 1:**
13'4" x 10'5"
New carpet, new electric radiator, new double glazed front bay window, wall mounted TV point.
- BEDROOM 2:**
8'10" x 8'3"
New carpet, new electric radiator, new double glazed front window.
- SHOWER ROOM:**
New suite comprising fully enclosed shower cubicle, vanity wash basin, low level wc., tiled walls and flooring, heated towel rail, extractor fan, new double glazed side window.
- OUTSIDE:**
Block paved driveway to front. The good size rear garden is approximately 80' deep and laid mainly to lawn with patio area and rear gate.

COUNCIL TAX: Band "B".





These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or the statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations via Peagrams Estate Agency.



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