



34 Laxton Grove Great Holland
Frinton-On-Sea Essex CO13 0SD

£280,000



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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 village of Gt.Holland which is located between Holland on Sea and Frinton on Sea is this three bedroom detached chalet style bungalow with a 24'8 conservatory and 25'6 Lounge/Diner.

The property also benefits from block paving giving off street parking, carport & garage.

- First Floor Bedrooms
- One Ground Floor Bedroom
- Fitted Kitchen
- Family Bathroom
- Lounge/Diner
- Conservatory
- Studio
- Off Street Parking, Carport, Garage, Rear Garden

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



THE ACCOMMODATION WITH APPROXIMATE ONLY ROOM SIZES COMPRISES:

ENTRANCE DOOR TO ENTRANCE HALL: Double radiator, textured ceiling, Oak flooring, stairs to first floor landing.

BEDROOM ONE: 13'3 x 10'11 (4.04m x 3.33m) Coved and textured ceiling, double glazed patio door to rear.

LOUNGE/DINER: 25'6 x 13'10 (7.77m x 4.22m) Laminate flooring, dual aspect double glazed windows to front, two double radiators.

BATHROOM: Dual aspect double glazed windows to side, low level w.c. vanity unit with mixer taps, cupboards under, shower cubicle with shower, heated towel rail, corner bath with mixer taps, low level w.c. tiled flooring.

KITCHEN: 11'9 x 10'11 (3.58m x 3.33m) Double glazed window to rear, double glazed door to rear, one and half bowl single drainer sink unit with mixer taps set in roll edge work surfaces with cupboards and space under, further roll edge work surface with drawers and cupboards beneath, eye level cabinets above, fitted dishwasher and freezer, tiled flooring, wall mounted gas boiler, airing cupboard.

CONSERVATORY: 24'8 x 9'7 (7.52m x 2.92m) Double glazed French doors to rear, double glazed door to side, double glazed windows to two elevations, solid Bamboo flooring, door to:

STUDIO: 12'3 x 7'9 (3.73m x 2.36m) Double glazed window to rear, laminate flooring.

FIRST FLOOR LANDING: Storage cupboard.

SEPARATE W.C. Low level w.c. wash hand basin, textured ceiling.

BEDROOM TWO: 13'10 x 11'10 (4.22m x 3.61m) Double glazed window to front, single radiator.

BEDROOM THREE: 11'7 x 10'11 (3.53m x 3.33m) Double glazed window to rear, single radiator, storage eaves, laminate flooring.

OUTSIDE: To the front is block paved driveway giving off street parking and leading via Carport to the half garage with up and over door, there is an iron gate giving access to the rear garden which is mainly laid to lawn with patio and decking area, shrubs and trees.

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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GROUND FLOOR
APPROX. FLOOR
AREA 1153 SQ.FT.
(107.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1519 SQ.FT. (141.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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