

FOR SALE

£140,000 Freehold



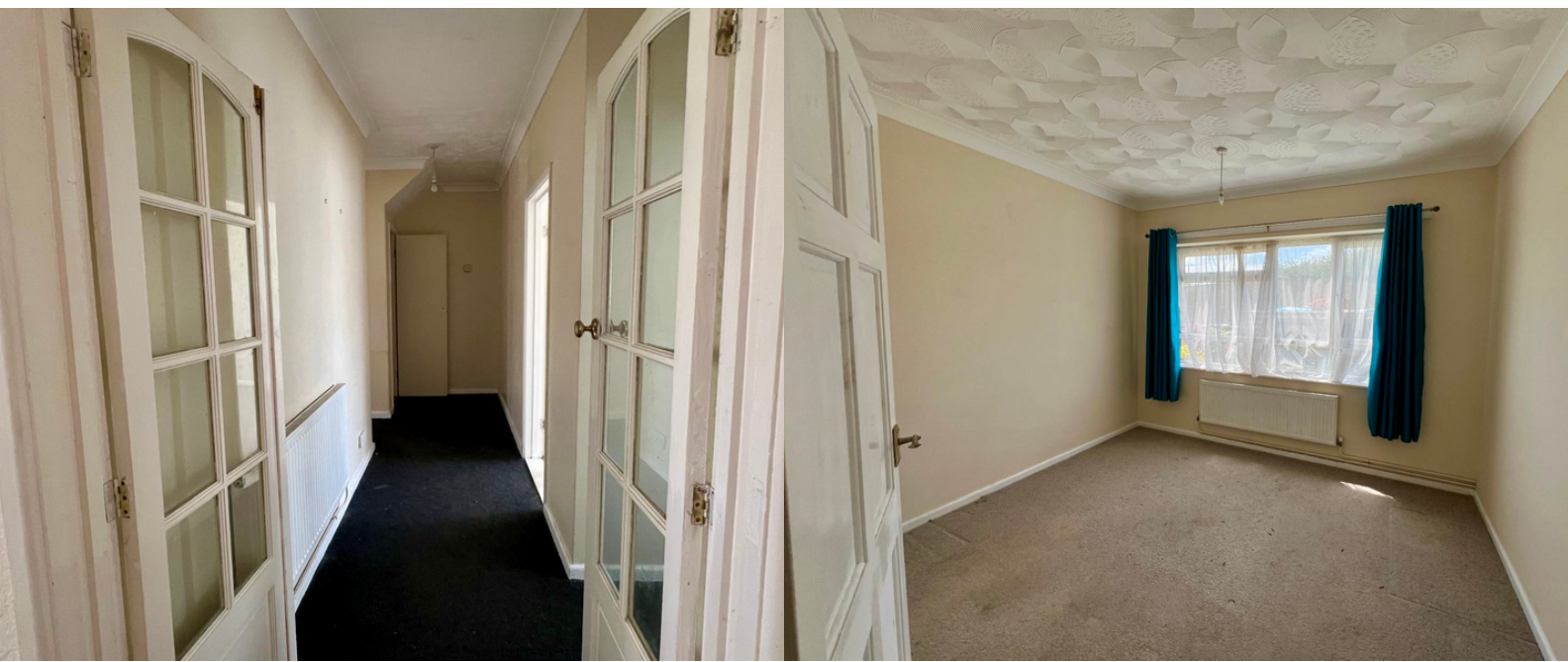
11, Dulwich Court, Kings Avenue, Holland-on-Sea, Clacton-on-Sea, Essex. CO15 5EZ

- No Onward Chain - Keys to View
- Two Bedrooms
- Ground Floor Maisonette
- Rear Garden
- Garage In Block
- Close To Beach & Local Amenities



PROPERTY DESCRIPTION

Located just off the SEAFRONT of HOLLAND ON SEA and being offered with NO ONWARD CHAIN My Moving Places have the pleasure in marketing this TWO BEDROOM GROUND FLOOR MAISONETTE. Internally a generous sized Entrance Hall gives way to Two Bedrooms, Bathroom and Lounge. Through the Lounge is access to the Rear facing Kitchen with door out to the Rear Garden. To the rear of the property there is also a Garage situated in a block. We have been advised this is a Freehold property so the maintenance and repair of the building is between this property and the maisonette above although that does mean there are no Service Charges or Ground Rents to pay. This property would make an ideal Holiday Home or First Time Purchase. Call now to book a viewing.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, storage cupboards, radiator.

LOUNGE

15' 7" x 10' 5" (4.75m x 3.17m)
Double glazed window to front aspect, electric fire, radiator.

KITCHEN

10' 11" x 8' 7" (3.33m x 2.62m)
Range of matching units, roll edge work surface, space for electric cooker, washing machine and fridge freezer.
UPVC door to garden, double glazed window to rear aspect, wall mounted boiler, storage cupboard, radiator.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and shower cubicle.
Obscure double glazed window to rear aspect, radiator.

MASTER BEDROOM

10' 11" x 10' 4" (3.33m x 3.15m)
Double glazed window to rear aspect, radiator.

BEDROOM TWO

10' 5" x 8' 6" (3.17m x 2.59m)
Double glazed window to front aspect, radiator.

EXTERIOR

GARDEN

Laid to lawn, pathway leading to Garage in a block.

GARAGE

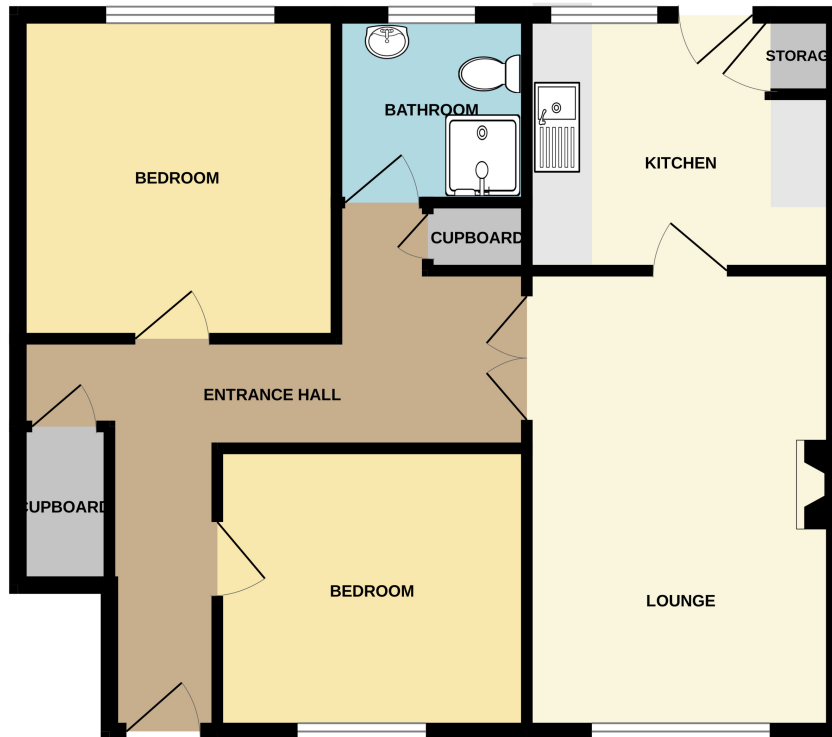
Up and over door.



FLOORPLAN & EPC



GROUND FLOOR



DULWICH COURT

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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