



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

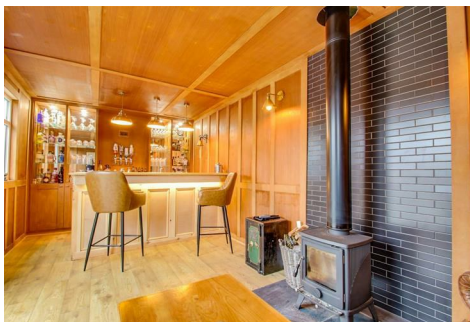
11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332



**TURPINS AVENUE, HOLLAND-ON-SEA, CO15 5HE**

**PRICE £399,995**

Located in the sought after Holland-on-Sea is this EXTENDED & beautifully presented family home offering the best of both character and modern luxury with your very own BAR in the garden.

- Three Bedrooms
- Ground Floor WC
- Landscaped Low Maintenance Garden
- Stunning Throughout
- Four Piece Luxury Bathroom
- Bar/Garden Room
- Extended Living Space
- EPC E\*
- Off-Road Parking

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### **PORCH**

6'5 x 5'9 (1.96m x 1.75m)

#### **ENTRANCE HALL**

9' x 7'5 (2.74m x 2.26m)

#### **LOUNGE**

13'9 into bay x 11'10 (4.19m into bay x 3.61m)

#### **KITCHEN/DINER**

19'10 x 11'4 (6.05m x 3.45m)

#### **FAMILY ROOM**

16' x 11'2 (4.88m x 3.40m)

#### **WC**

5'6 x 3' (1.68m x 0.91m)

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

13'9 into bay x 11'10 (4.19m into bay x 3.61m)

#### **BEDROOM TWO**

14' x 11'2 (4.27m x 3.40m)

#### **BEDROOM THREE**

10'9 x 7'5 (3.28m x 2.26m)

#### **BATHROOM**

8'7 x 8'3 (2.62m x 2.51m)

#### **OUTSIDE**

#### **FRONT**

#### **REAR**

#### **BAR/GARDEN ROOM**

21' x 9'8 (6.40m x 2.95m)

#### **AGENTS NOTE 1**

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

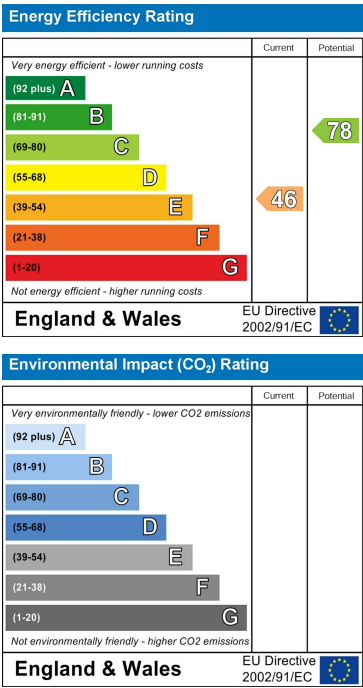
#### **ANTI-MONEY LAUNDERING**

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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