



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

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



LAMB  
& CO



**QUEENSWAY, HOLLAND-ON-SEA, CO15 5LX**

**OIEO £475,000**

Located in one of Holland-On-Sea's most desirable streets, this impressive family home boasts four bedrooms and three reception rooms, including a 24'10 extended family room with bi-fold doors. The property also benefits from a well-maintained garden, garage and parking for several vehicles.

- Four Bedrooms
- Three Reception Rooms
- Utility Room
- Garage & Parking
- Holland-On-Sea
- EPC: E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## DINING ROOM

12'2" x 11'9" (3.71 x 3.58)



## LOUNGE

24'10" x 15'7" (7.57m x 4.75m)

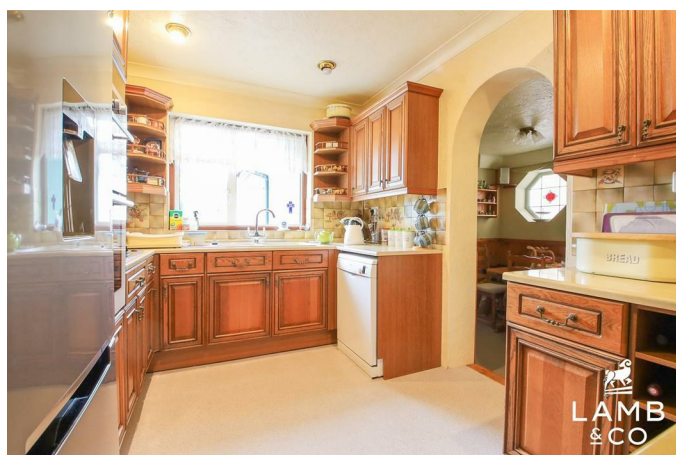


## FAMILY ROOM

14'0 x 12'0 (4.27m x 3.66m)

## KITCHEN

12'5" x 8'7" (3.78 x 2.62)



## BREAKFAST ROOM

8'0" x 7'6" (2.44 x 2.29)



## UTILITY AREA

6'9" x 6'0" max (2.06m x 1.83m max)



## REAR LOBBY

## SHOWER ROOM

8'4 x 5'7 (2.54m x 1.70m)



## BEDROOM FOUR

19'1" x 9'1" (5.82 x 2.77)



## GARAGE

15'6 x 7'9 (4.72m x 2.36m)

## FIRST FLOOR

## FIRST FLOOR LANDING

## BATHROOM

12'1" x 8'8" (3.68 x 2.64)



## BEDROOM ONE

15'6" x 12'1" (4.72 x 3.68)



## BEDROOM TWO

12'2" x 11'2" (3.71 x 3.40)



## BEDROOM THREE

12'0" x 7'6" (3.66 x 2.29)



## OUTSIDE



## OUTSIDE REAR

Approx. 18.29 x 12.50



## Agents Note Sales

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.

Council Tax Band: E

EPC: E

Heating: Gas Central.

## AML

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.

## Additional Information Clacton

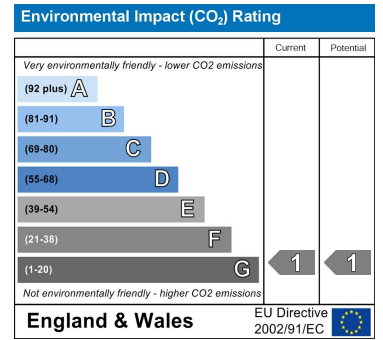
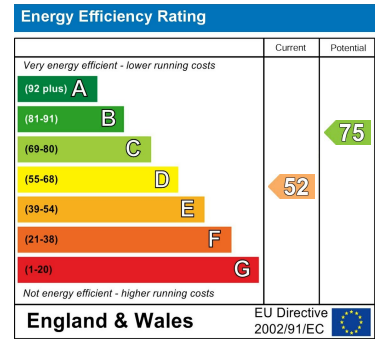
Council Tax Band: E  
Heating: Gas Central Heating  
Seller's Position: Needs To Find



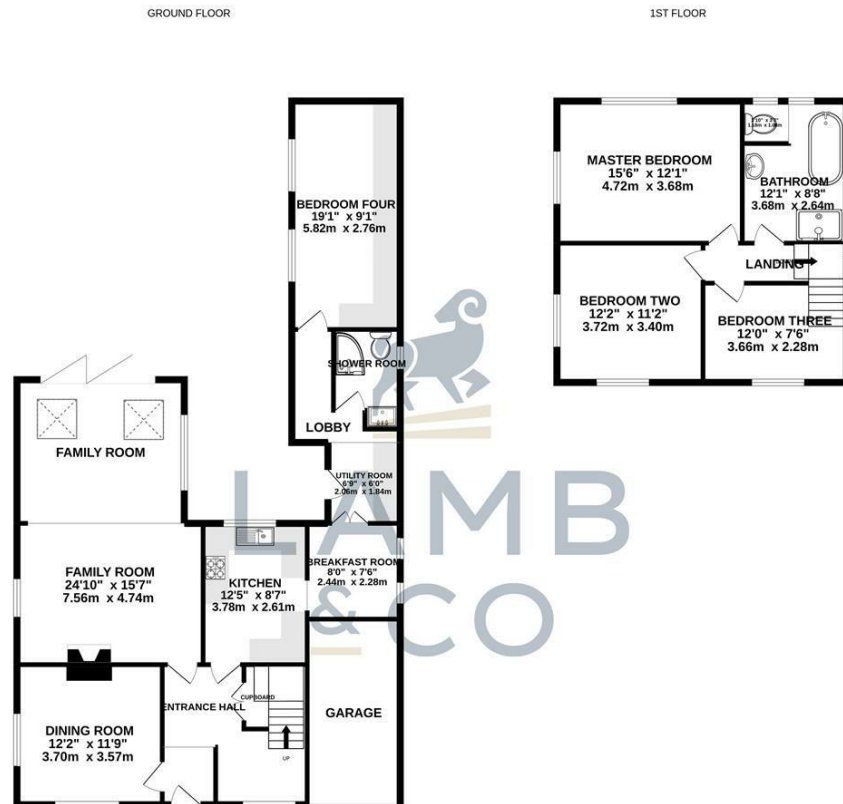
## Map



## EPC Graphs



## Floorplan



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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