



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



MADELEINE GARDENS, GREAT HOLLAND, CO13 0JE

GUIDE PRICE £300,000

**** GUIDE PRICE £300,000 - £325,000 **** Welcome to Madeleine Gardens, an exceptional new development of 13, two and three bedroom bungalows in the sought after village of Great Holland. Show home now available to view.

- Two Bedrooms
- Landscaped Garden
- Garage Space
- En-Suite to Master
- High Spec Finish
- Open Plan Living/Kitchen/Dining
- Off-Road Parking
- Village Location

LOCATION

The development is located in the village of Great Holland located between Holland-on-Sea and Kirby Cross. Frinton-on-Sea is approximately 3 miles away and offers a range of amenities, mainline railway station and stunning sandy beaches. Madeleine Gardens is located at the Southern end of Pork Lane close to it's junction with Main Road, the new entrance lies approximately 150m past the turning for Orchard Drive.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN

LOUNGE AREA

15'10 x 15'9 (4.83m x 4.80m)

KITCHEN AREA

11'3 x 9'7 (3.43m x 2.92m)

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

EN-SUITE

11'1 max x 5'11 (3.38m max x 1.80m)

BEDROOM TWO

15'2 x 11'1 (4.62m x 3.38m)

BATHROOM

10'5 x 7'2 (3.18m x 2.18m)

OUTSIDE

FRONT

REAR

Additional Information Clacton

Council Tax Band: TBC (awaiting rating)

Heating: Gas fired underfloor heating

Seller's Position: Chain Free - New Build

Garden Facing: West

Warranty: 10 year structural warranty provided by Advantage

Additional Costs: There will be an annual charge payable towards maintenance of the communal areas of £300 (estimated).

Agents Note Sales

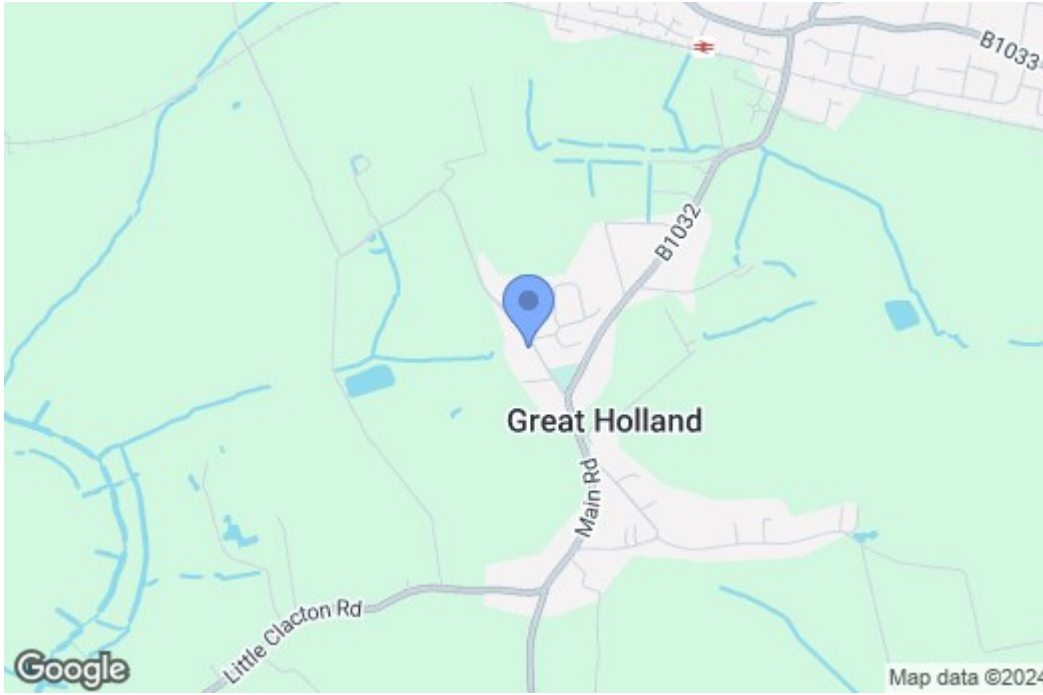
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Some images are computer generated or may be taken from another plot and are provided as a guide only.

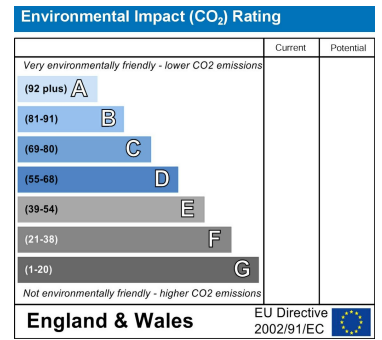
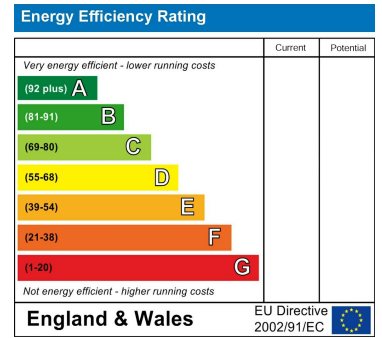
AML

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.

Map

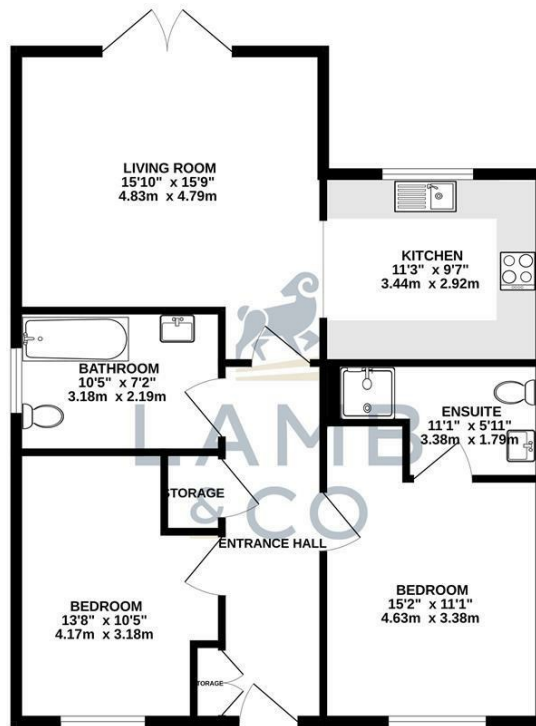


EPC Graphs



Floorplan

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA - 851sq.ft. (79.1 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 is given as to their operability or efficiency can be given.
Made with Metriplex ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.