



LAMB & CO

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Inspired by property, driven by passion.



## GRENFELL AVENUE, HOLLAND-ON-SEA, CO15 5XW

GUIDE PRICE £325,000

\*\* GUIDE PRICE £325,000 - £350,000 \*\* This three bedroom detached house in desirable Holland-on-Sea offers immaculate interiors throughout, promising a move-in ready experience for its new owners. The property boasts added benefits such as off-road parking and a garage, providing convenience and security. While a beautiful garden enhances the property's charm and potential for outdoor enjoyment. With its combination of comfort, convenience, and aesthetics, this residence presents an appealing opportunity for those seeking a home in this sought-after area.

- Three Bedrooms
- Holland-On-Sea
- Garage & Off Road Parking
- Well Presented Throughout
- Dining Area
- EPC - TBC



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## ENTRANCE HALL

## BEDROOM THREE / STUDY

11'6" 8'5" (3.51m 2.57m)



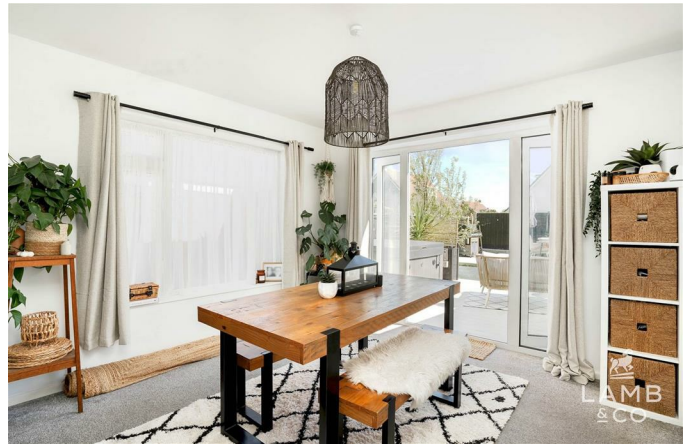
## LIVING ROOM

15'3" 12'5" (4.65m 3.78m)



## DINING ROOM

11'1" 10'1" (3.38m 3.07m)



## KITCHEN

14'6" 10'1" (4.42m 3.07m)



## UTILITY ROOM

8'3" 6'6" (2.51m 1.98m)

## BEDROOM ONE

15'1" 9'1" (4.60m 2.77m)



## BEDROOM TWO

11'5" 9'9" (3.48m 2.97m)



## BATHROOM

7'2" 6'4" (2.18m 1.93m)



## OUTSIDE

### OUTSIDE REAR

#### 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.

#### 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: C

Heating: Gas

Seller's Position: Needs To Find (has offer agreed on property)

Garden Facing: East

## Map



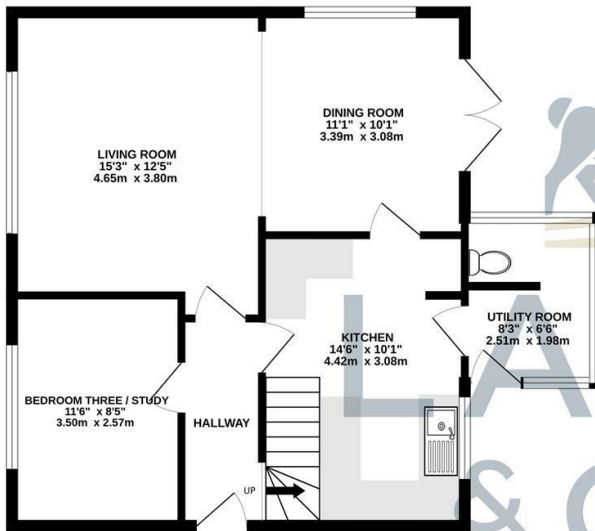
## EPC Graphs

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

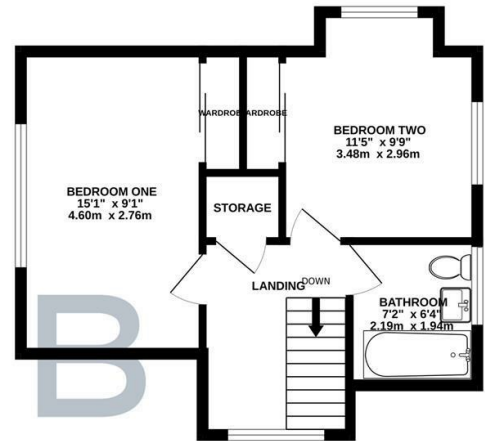
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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