



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £499,995

Discover this beautifully presented four-bedroom detached house located in the desirable area of Holland-on-Sea. This property boasts an abundance of living space, perfect for a growing family. The home features a spacious and inviting interior, thoughtfully designed and meticulously maintained. One of the highlights is the stunning garden, providing a serene outdoor retreat. This charming residence offers a perfect blend of comfort and style, making it an ideal choice for those seeking a high-quality living experience. Don't miss the opportunity to make this your dream home.

- Four Bedrooms
- Holland-On-Sea
- Utility Room
- Dining Room & Conservatory
- Off Road Parking & Garage
- EPC - C



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## ENTRANCE HALL

## LOUNGE

19'7" 13'00" (5.97m 3.96m)



## BEDROOM FOUR

12'00" 9'2" (3.66m 2.79m)



## KITCHEN

15'7" 13'8" (4.75m 4.17m)



## BATHROOM

7'6" 7'1" (2.29m 2.16m)



## DINING ROOM

13'00" 8'6" (3.96m 2.59m)

## CONSERVATORY

14'00" 8'00" (4.27m 2.44m)

## UTILILTY ROOM

15'6" 8'00" (4.72m 2.44m)

## BEDROOM THREE

12'00" 10'00" (3.66m 3.05m)



## BEDROOM ONE

16'7" 13'00" (5.05m 3.96m)



## BEDROOM TWO

16'7" 8'7" (5.05m 2.62m)



## 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

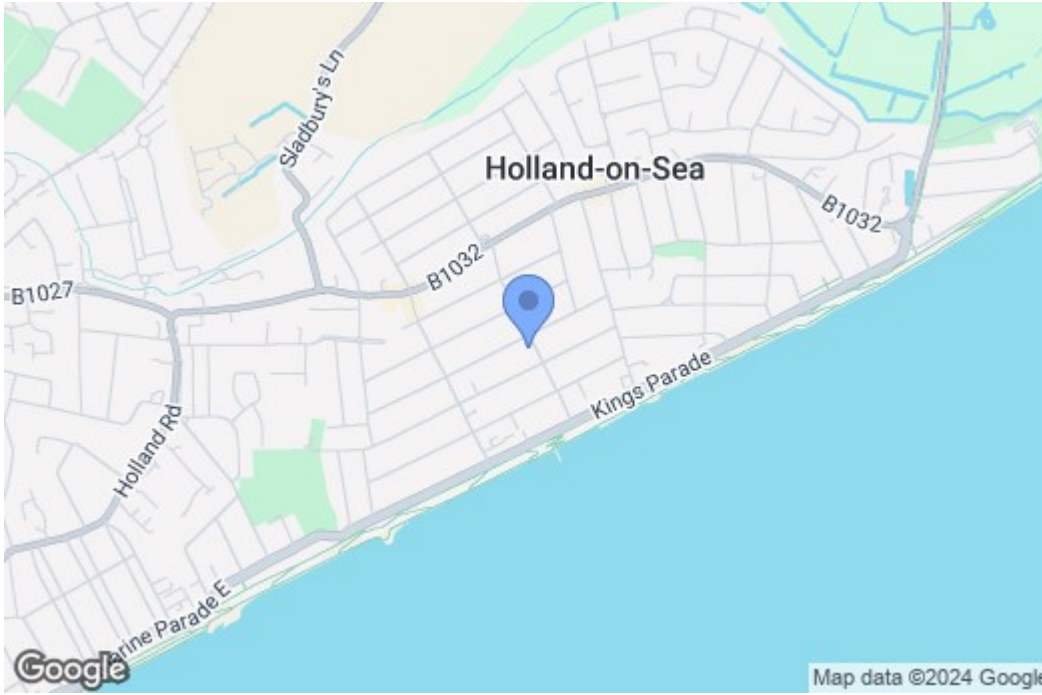
Council Tax Band: E

Heating: Gas

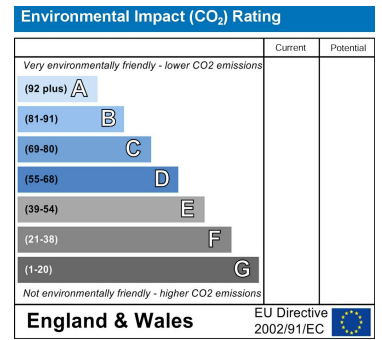
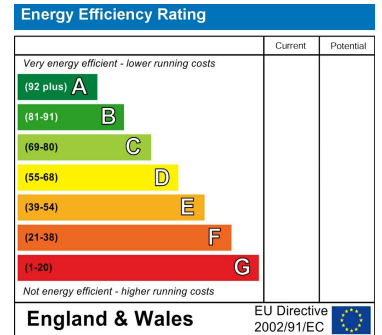
Seller's Position: Needs To Find

Garden Facing: West

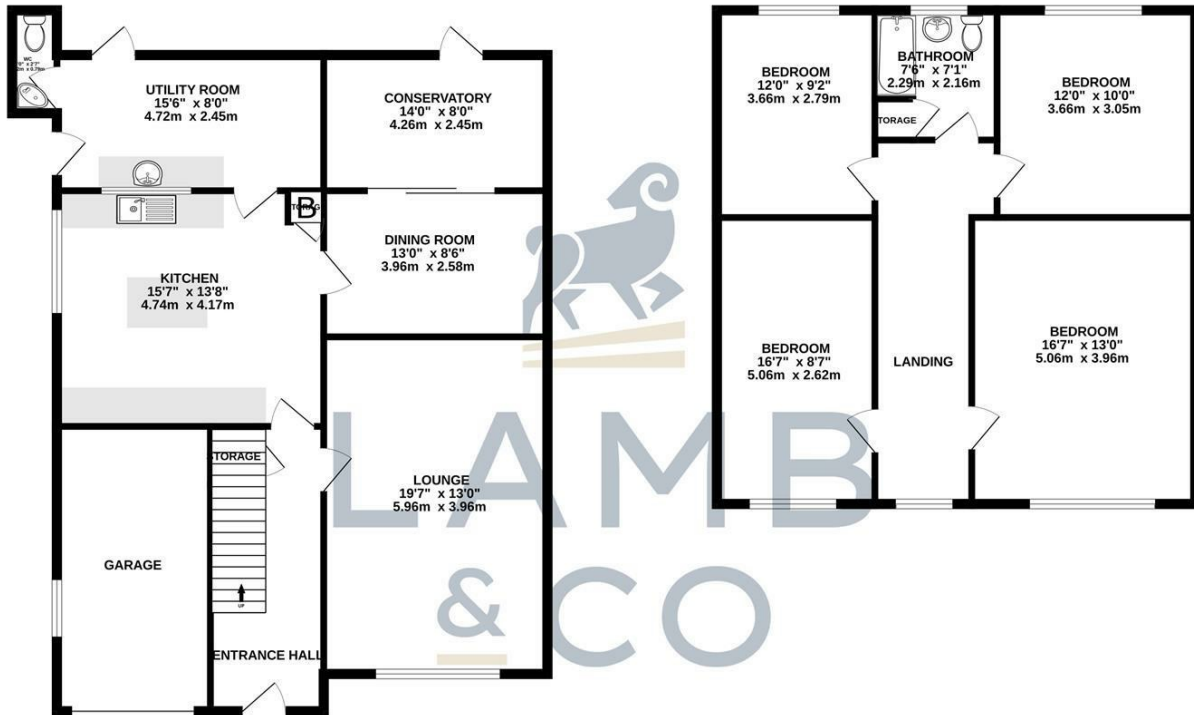
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1866 sq.ft. (173.3 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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