



LAMB & CO

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Inspired by property, driven by passion.



## MADEIRA ROAD, HOLLAND-ON-SEA, CO15 5NE PRICE £265,000

Located just one street back from the seafront in HOLLAND-ON-SEA this four bedroom town house is offered chain free. In addition there is an integral garage, generous kitchen/diner & utility room and a low maintenance rear garden.

- Four Bedrooms
- Utility Room
- Close to Amenities
- Seafront Side of Holland
- Integral Garage & Parking
- Courtyard Style Garden
- No Onward Chain
- EPC D



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALL**



## KITCHEN/DINER

15' x 11' (4.57m x 3.35m)



## UTILITY ROOM

9'6 x 4'10 (2.90m x 1.47m)

**INTEGRAL GARAGE**

**FIRST FLOOR**

**LANDING**

## LOUNGE

15' x 11' (4.57m x 3.35m)



## BEDROOM

11' x 8'7 (3.35m x 2.62m)

## BATHROOM

7'8 x 6' (2.34m x 1.83m)



## SECOND FLOOR

**LANDING**

## BEDROOM

13'1" x 11' (3.99m x 3.35m)



## SHOWER ROOM

7'7" x 3'2" (2.31m x 0.97m)



## BEDROOM

11'9" x 8' (3.58m x 2.44m)



## OUTSIDE

### FRONT

### REAR



## BEDROOM

10'1" x 6'8" (3.07m x 2.03m)



## Additional Information

Council Tax Band: B

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: South

## 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.

## Section 21 Declaration

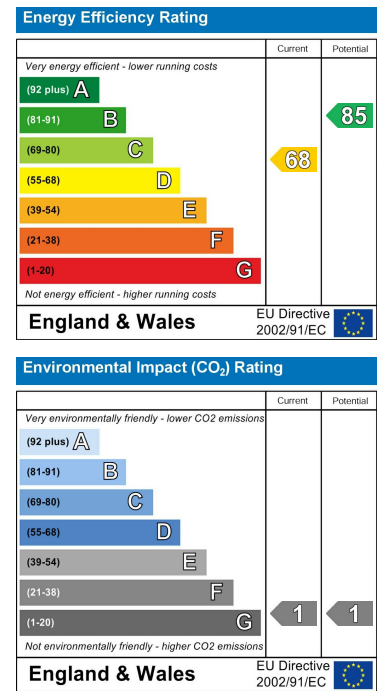
Under the section 21 of the 1979 Estate Agents Act we are required to disclose that this property is owned by a relative of an employee of Lamb & Co.



## Map

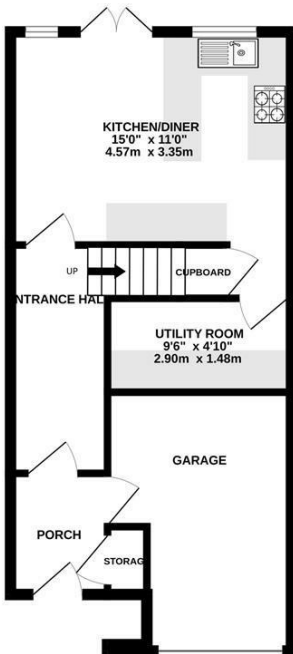


## EPC Graphs

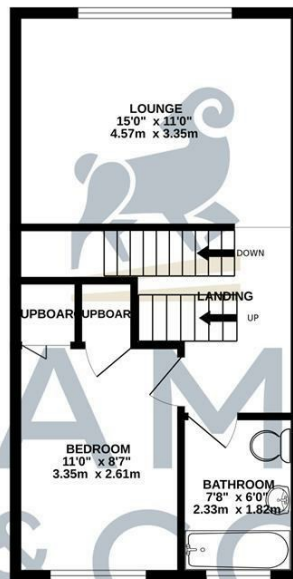


## Floorplan

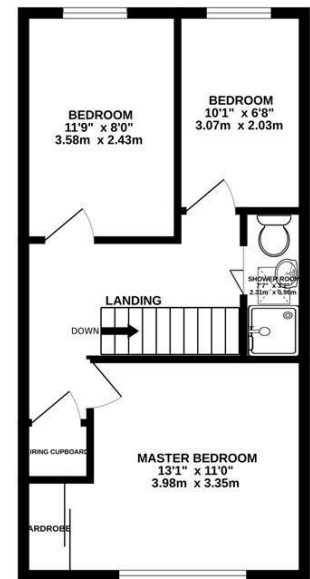
GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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