



LAMB & CO

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Inspired by property, driven by passion.



SALISBURY ROAD, HOLLAND-ON-SEA, CO15 5LL

GUIDE PRICE £400,000

** Guide Price £400,000 - £425,000 ** This well-presented three-bedroom detached bungalow in Holland-on-Sea offers a bright and inviting living space, perfect for those seeking a comfortable seaside home. The property features a spacious living room with plenty of natural light, a modern, fully-equipped kitchen, and three well-proportioned bedrooms. Located in a peaceful and highly sought-after area, this bungalow is close to local amenities and just a short stroll from the beach.

- Three Bedrooms
 - En Suite
 - Utility Room
- Holland-On-Sea
 - Conservatory
- No Onward Chain
 - EPC- TBC

ENTRANCE HALL

BEDROOM TWO

11'00" 7'1" (3.35m 2.16m)



BEDROOM THREE

10'9" 7'1" (3.28m 2.16m)



BEDROOM ONE

14'00" 9'4" (4.27m 2.84m)



SHOWER ROOM

7'00" 6'6" (2.13m 1.98m)



EN SUITE

7'4" 3'2" (2.24m 0.97m)

UTILITY ROOM

6'7" 5'00" (2.01m 1.52m)



KITCHEN/DINING ROOM

17'7" 10'00" (5.36m 3.05m)



LOUNGE

17'9" 10'8" (5.41m 3.25m)



CONSERVATORY

20'00" 11'00" (6.10m 3.35m)



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

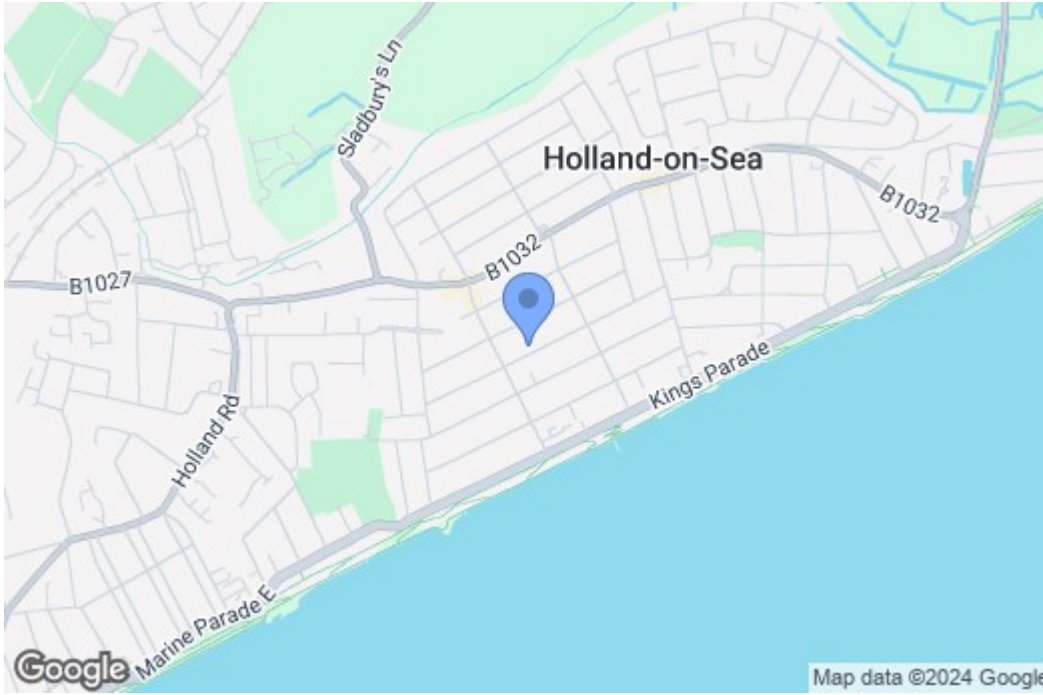
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

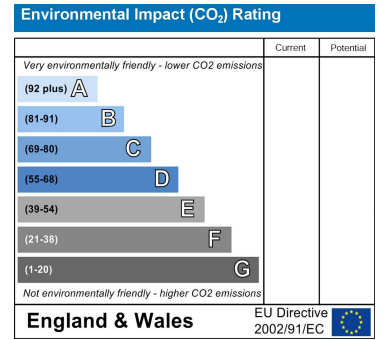
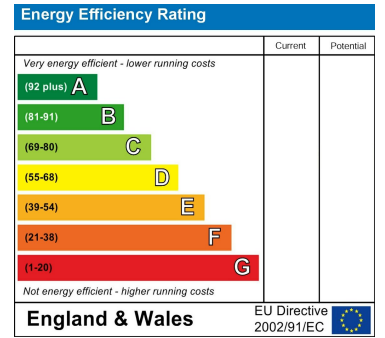
Council Tax Band: D
Heating: Gas
Services: Mains electricity, gas, water and drainage
Broadband: Ultrafast
Mobile Coverage: O2 - Likely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Very Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: North



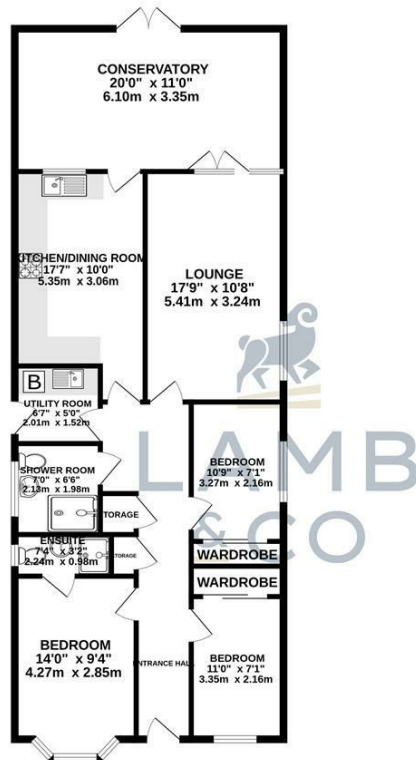
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1137 sq ft (105.7 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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