



LAMB & CO

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MADELEINE GARDENS, GREAT HOLLAND, CO13 0JE

GUIDE PRICE £375,000

**** PLOT 7 **** 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.

- Three 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

15'8 x 12'10 (4.78m x 3.91m)



KITCHEN AREA

16'1 x 9' (4.90m x 2.74m)



BEDROOM ONE

16'8 max x 11'1 (5.08m max x 3.38m)



EN-SUITE

6'10 x 5' (2.08m x 1.52m)



BEDROOM TWO

12'7 x 11'1 (3.84m x 3.38m)



BEDROOM THREE

12'6 x 7'2 (3.81m x 2.18m)



BATHROOM

7'1 x 6'9 (2.16m x 2.06m)



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: North

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

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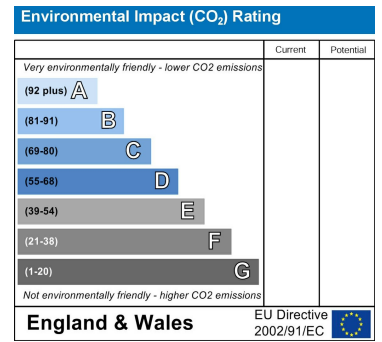
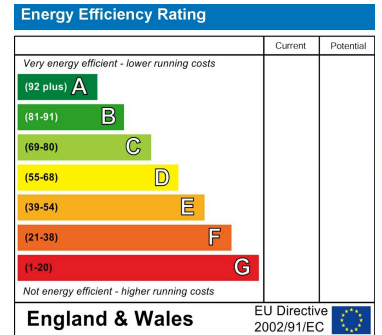
identification and proof of residence documentation once entering into negotiations for a property.



Map

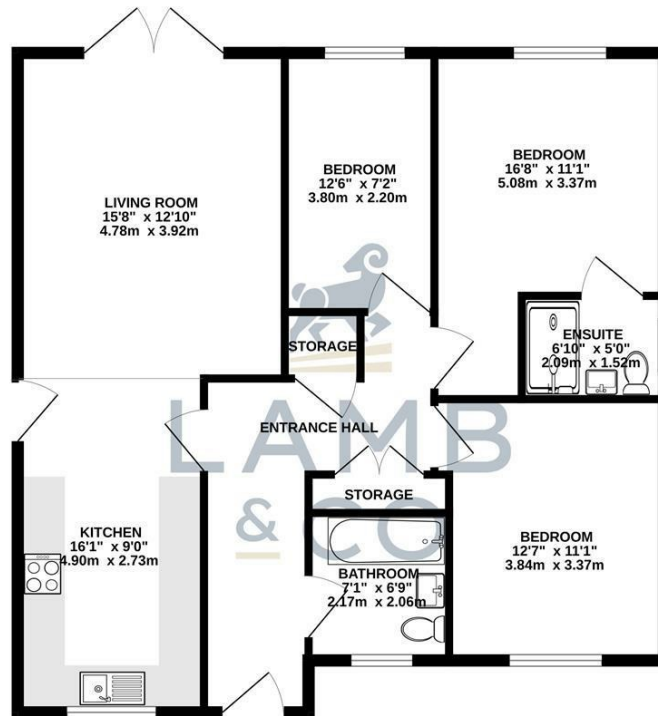


EPC Graphs



Floorplan

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
While 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 misstatement. 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.
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