



LAMB & CO

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Inspired by property, driven by passion.



HOLLAND ROAD, CLACTON-ON-SEA, CO15 6ND OFFERS IN EXCESS OF £400,000

This spacious three-bedroom detached bungalow, located in the sought-after area of East Clacton, is now on the market with the added benefit of no onward chain. The property offers a generous living space, including a bright and airy living room, a well-appointed kitchen, and three comfortable bedrooms. The bungalow also features a private garden and off-street parking & garage.

- Three Bedrooms
- No Onward Chain
- Conservatory
- Garage & Off Road Parking
- Utility Room
- EPC - C
- East Clacton
- Southerly Facing Garden



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ENTRANCE HALL

BEDROOM TWO

12'3" 10'3" (3.73m 3.12m)



BEDROOM ONE

15'9" 12'00" (4.80m 3.66m)



EN SUITE

8'4" 3'00" (2.54m 0.91m)



BATHROOM

8'5" 6'3" (2.57m 1.91m)

BEDROOM THREE

10'10" 9'00" (3.30m 2.74m)



UTILITY ROOM

6'3" 5'1" (1.91m 1.55m)

KITCHEN

17'8" 9'9" (5.38m 2.97m)



OUTSIDE



LOUNGE

17'8" 12'7" (5.38m 3.84m)



OUTSIDE REAR



CONSERVATORY

11'3" 10'00" (3.43m 3.05m)



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

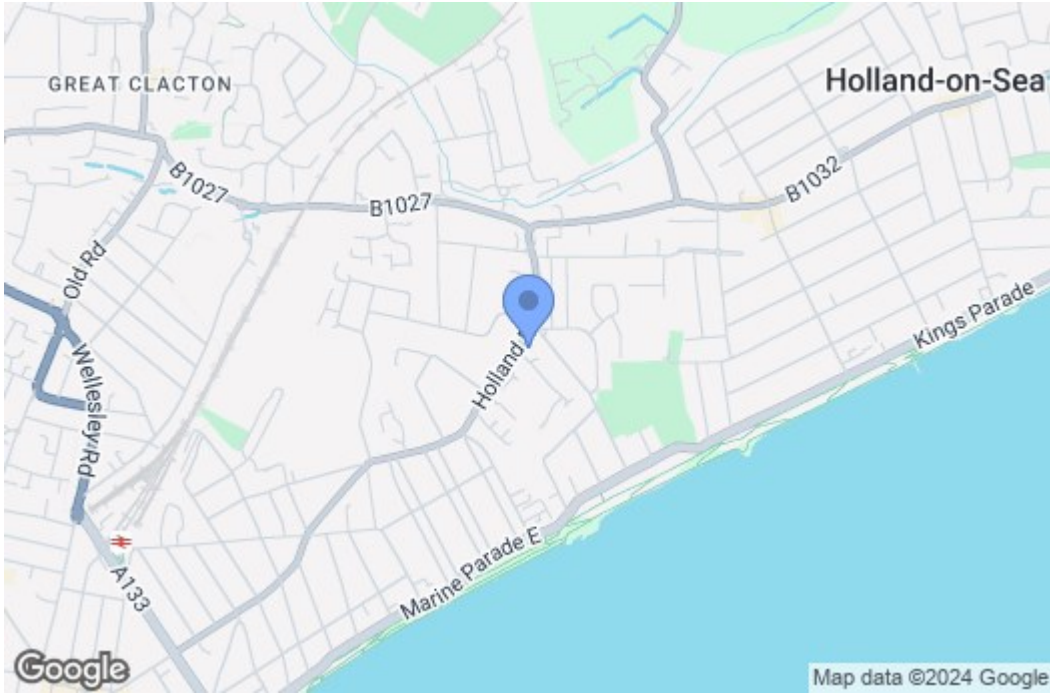
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

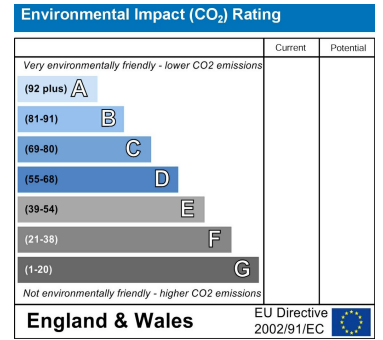
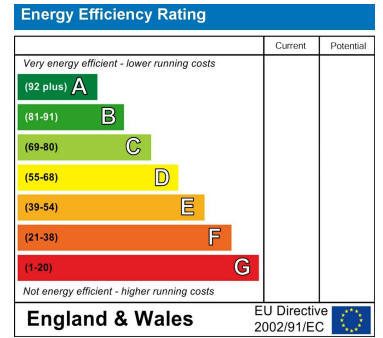
Council Tax Band: E
Heating: Gas
Services: Mains gas, electricity, water and drainage
Broadband: Ultrafast
Mobile Coverage: Three - Likely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East



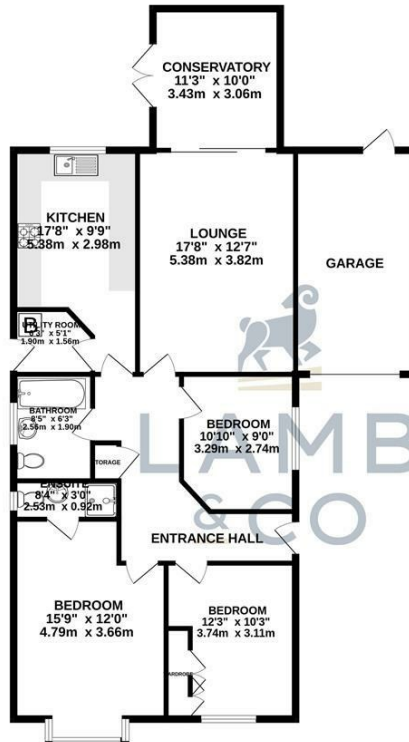
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1284 sq ft (119.2 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.
 Made with Metropix 02024

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