



LAMB & CO

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Inspired by property, driven by passion.



## HEREFORD ROAD, HOLLAND-ON-SEA, CO15 5SU

PRICE £385,000

This beautifully presented three-bedroom semi-detached home in Holland-on-Sea is in superb condition throughout. Featuring a modern, stylish interior, the property offers a sleek, fully fitted kitchen, and a bright dining area perfect for entertaining. Upstairs, you'll find three generous bedrooms and a contemporary family bathroom. Outside, there's a well-maintained private garden and ample off-road parking. Located in a desirable area near local schools, shops, and the seafront, this home is ideal for families or anyone seeking a move-in-ready property by the coast.

- Three Bedrooms
- Beautifully Presented
- Sea Views
- Holland-On-Sea
- Garage & Off Road Parking
- Conservatory
- EPC - C



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## ENTRANCE HALL

## GARAGE/UTILITY ROOM

25'00" 8'10" (7.62m 2.69m)

## BATHROOM

7'8" 5'7" (2.34m 1.70m)

## LOUNGE

12'4" 11'5" (3.76m 3.48m)



## DINING ROOM

12'4" 11'2" (3.76m 3.40m)



## CONSERVATORY

14'00" 10'00" (4.27m 3.05m )

## BATHROOM

7'9" 5'4" (2.36m 1.63m)



## KITCHEN

11'5" 10'00" (3.48m 3.05m)



## BEDROOM TWO

18'6" 10'2" (5.64m 3.10m)



## BEDROOM THREE

12'6" 11'9" (3.81m 3.58m)



## BEDROOM ONE

20'5" 11'7" (6.22m 3.53m )



## 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

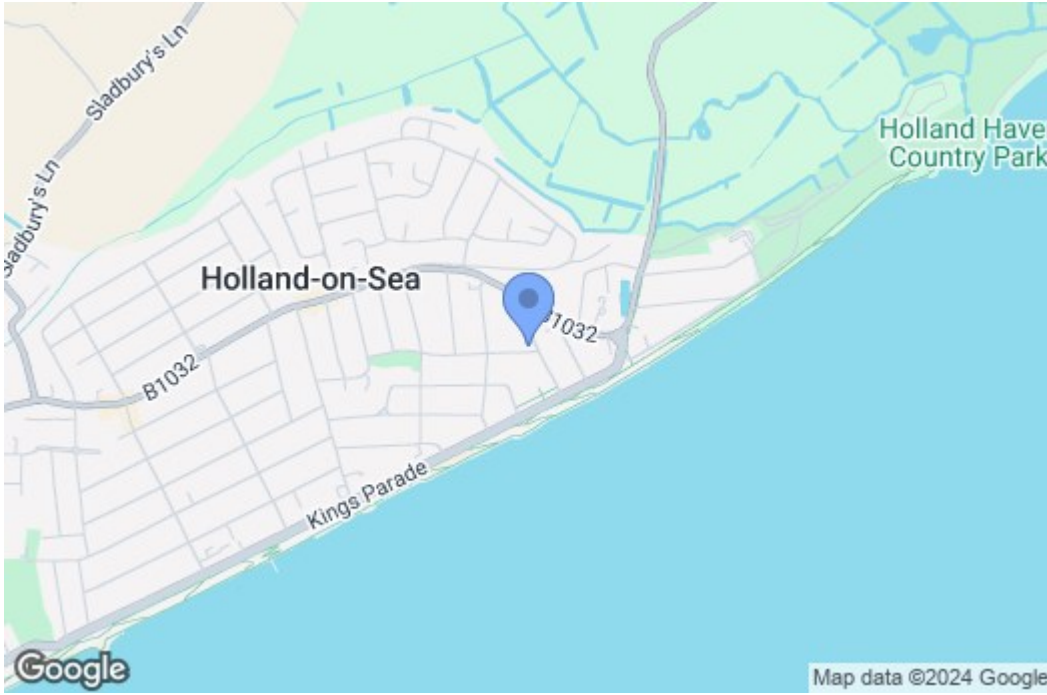
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Additional Info

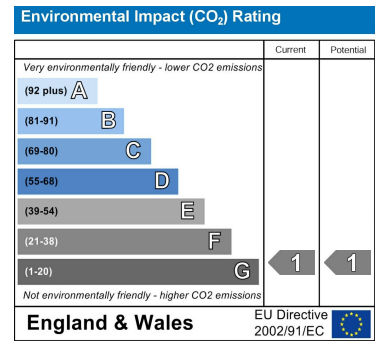
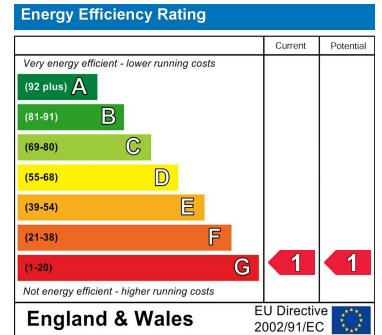
Council Tax Band: D  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: O2, Vodafone - Likely. EE &  
Three - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: South



## Map



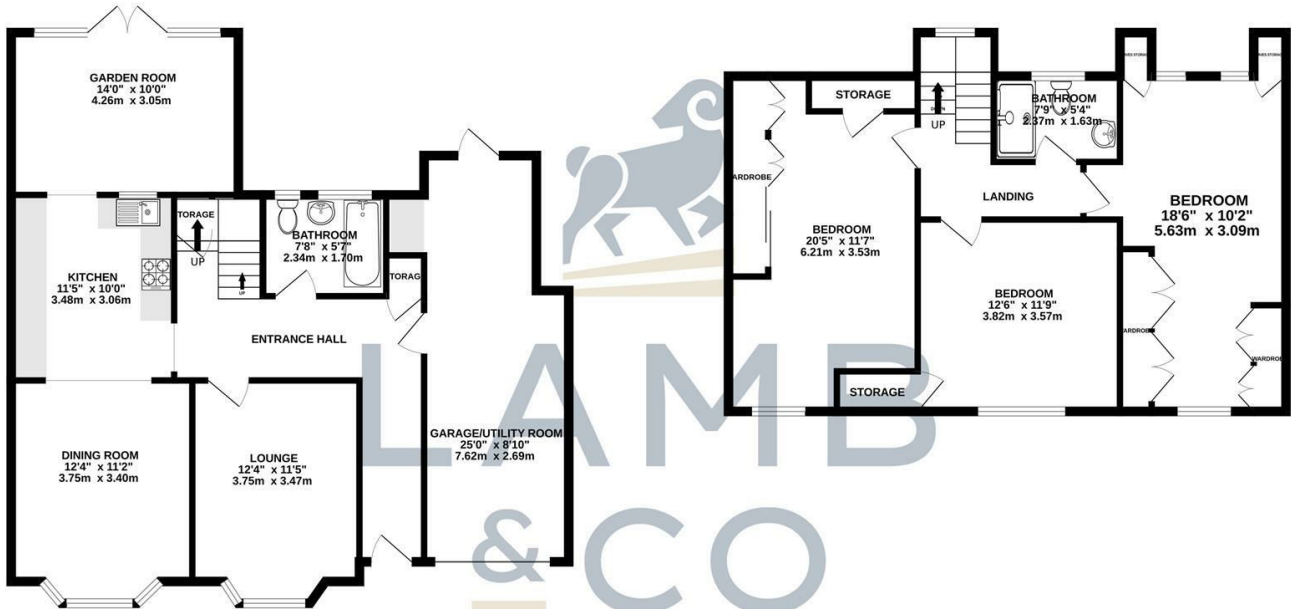
## EPC Graphs



## Floorplan

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.

1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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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