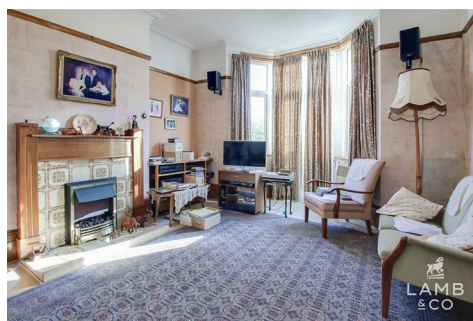




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## MADEIRA ROAD, HOLLAND-ON-SEA, CO15 5NE

### OFFERS IN EXCESS OF £425,000

This character detached house in Holland-on-Sea offers an exciting opportunity to create a stunning home with generous room sizes, basement, South facing garden and an oversized double garage & workshop. Sitting on a wide plot of approximately 60ft on the favoured seafront side of Holland-on-Sea just one road back from the sea!

- Four Bedrooms
- Holland-On-Sea
- South Facing Garden
- Double Garage & Workshop
- No Onward Chain
- EPC TBC
- Basement
- Additional Loft Room

## ENTRANCE HALL



## UTILITY ROOM

9'7" 7'4" (2.92m 2.24m)



## DINING ROOM

12'7" 11'9" (3.84m 3.58m)



## SHOWER ROOM

7'4" 5'2" (2.24m 1.57m)



## KITCHEN

13'10" 12'7" (4.22m 3.84m)



## LOUNGE

14'00" 12'10" (4.27m 3.91m)



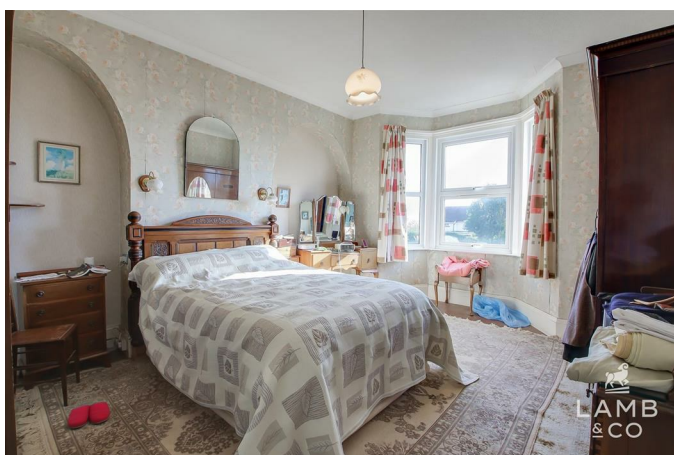
## CONSERVATORY

21'1" 11'00" (6.43m 3.35m)



## BEDROOM TWO

14'3" 13'1" (4.34m 3.99m)



## BASEMENT

26'4" 7'00" (8.03m 2.13m)



## BEDROOM THREE

12'9" 12'1" (3.89m 3.68m )



## BEDROOM ONE

19'00" 12'7" (5.79m 3.84m)



## BEDROOM FOUR

9'7" 6'8" (2.92m 2.03m)



## BATHROOM

13'5" 7'8" (4.09m 2.34m)



## LOFT ROOM

33'9" 17'8" (10.29m 5.38m)



## OUTSIDE

## OUTSIDE REAR



### Additional Info

Council Tax Band: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Vodafone, O2 - Likely. EE, Three - Limited

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: South

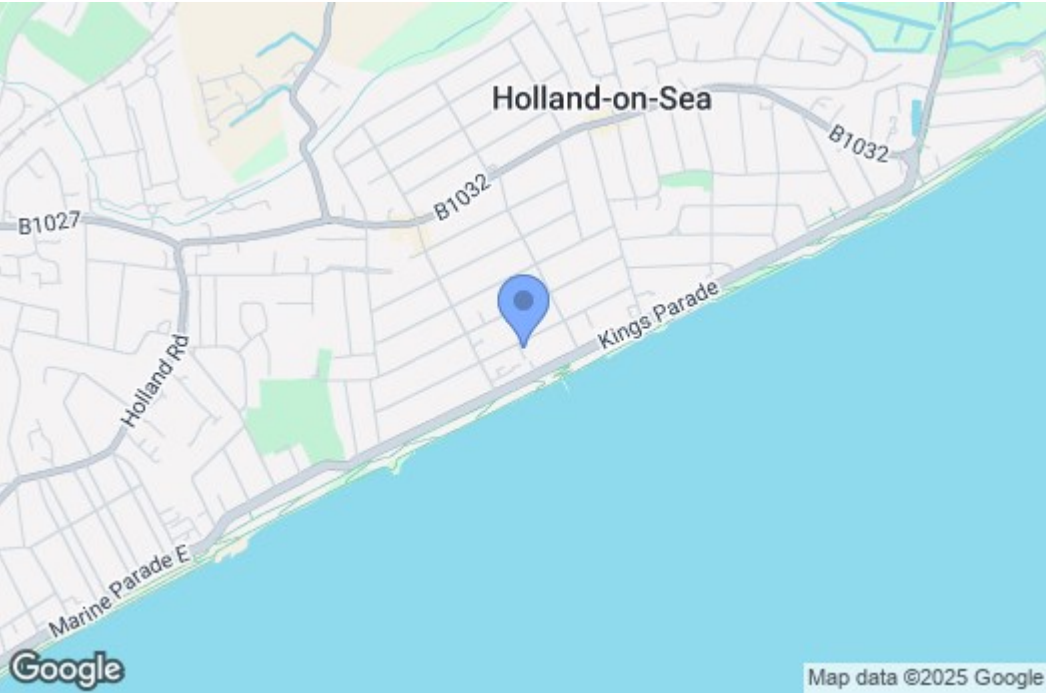
### Agents Note Sales

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.

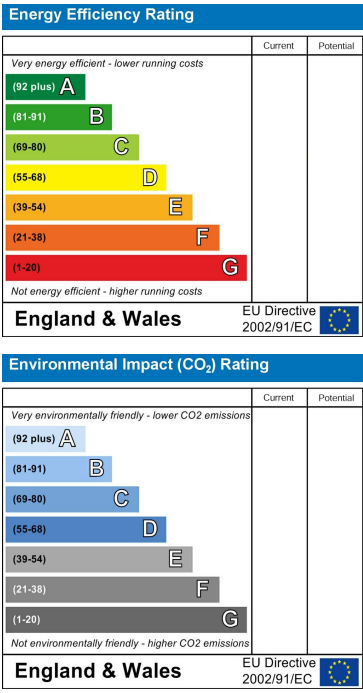
### AML

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.

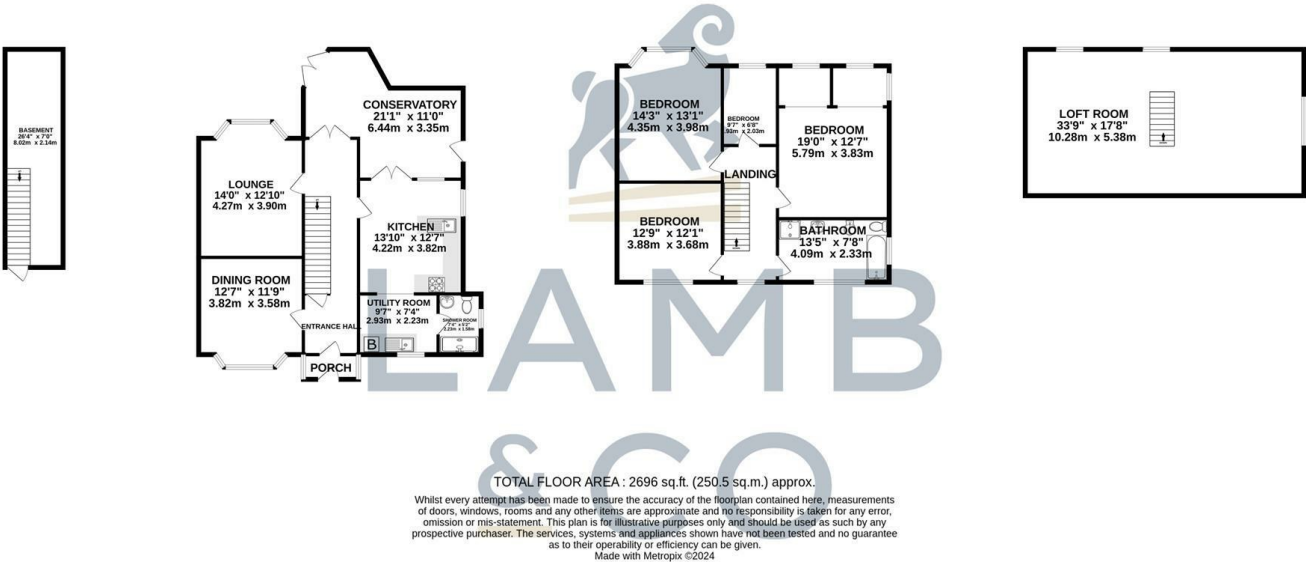
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.