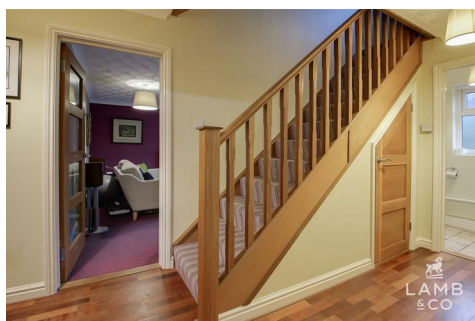




LAMB & CO

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Inspired by property, driven by passion.



HOLLAND ROAD, CLACTON-ON-SEA, CO15 6NL

OFFERS IN EXCESS OF £545,000

This substantial and highly efficient four-bedroom detached home in the highly sought-after area of East Clacton offers the perfect blend of elegance and practicality. Well-presented throughout, it boasts a spacious double garage, providing ample storage and parking. Adding to its appeal, the property also generates income through solar panels, with the transferrable Feed-in Tariff (FIT) payments offering an ongoing tax free financial benefit (of approx. £2.5k pa for 11 years). A home that doesn't just offer comfort and style—but rewards you in return.

- Four Bedrooms
- Dining Room
- Double Garage
- Utility Room
- Tax Free Income from Solar Panels
- EPC - B

ENTRANCE HALL



W.C

6'5" 3'7" (1.96m 1.09m)



DINING ROOM

14'7" 10'6" (4.45m 3.20m)



KITCHEN/BREAKFAST ROOM

21'3" 12'2" (6.48m 3.71m)



LOUNGE

15'00" 14'7" (4.57m 4.45m)



UTILITY ROOM

7'9" 5'00" (2.36m 1.52m)



BEDROOM FOUR

12'6" 10'2" (3.81m 3.10m)



BEDROOM TWO

15'00" 14'7" (4.57m 4.45m)



BEDROOM ONE

14'9" 11'00" (4.50m 3.35m)



BATHROOM

7'5" 6'00" (2.26m 1.83m)



EN SUITE

6'2" 5'00" (1.88m 1.52m)



BEDROOM THREE

12'6" 10'7" (3.81m 3.23m)



OUTSIDE



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

OUTSIDE REAR



Agents Note Sales

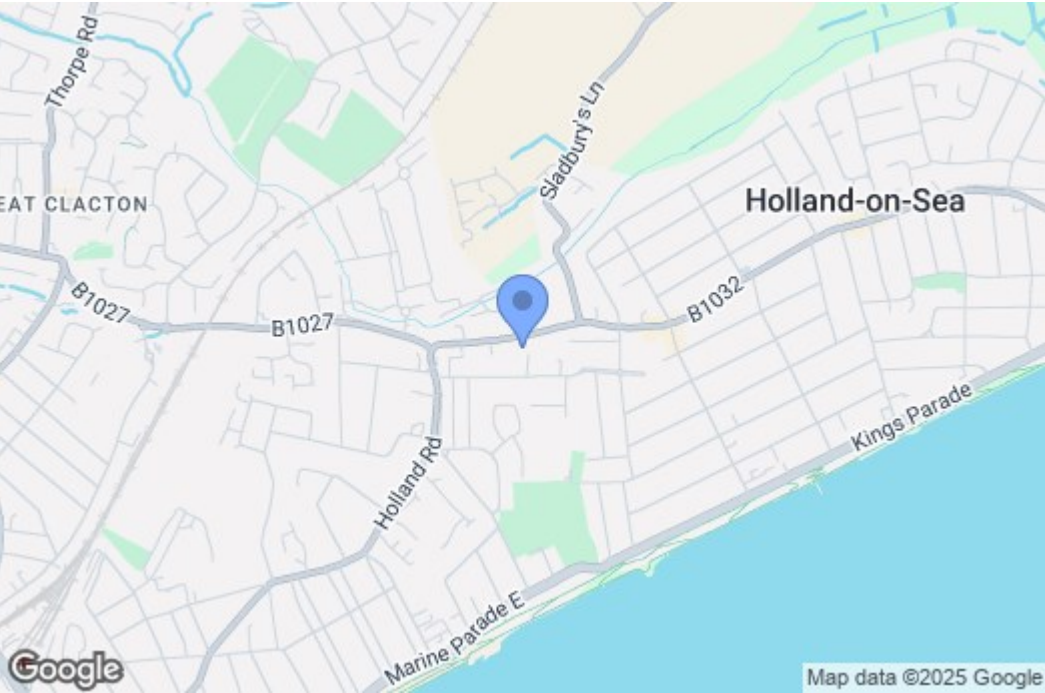
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

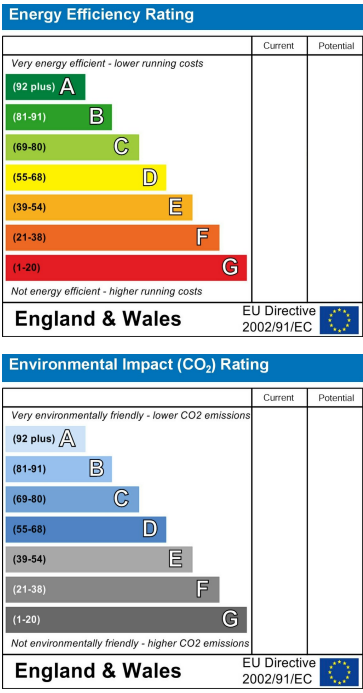
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

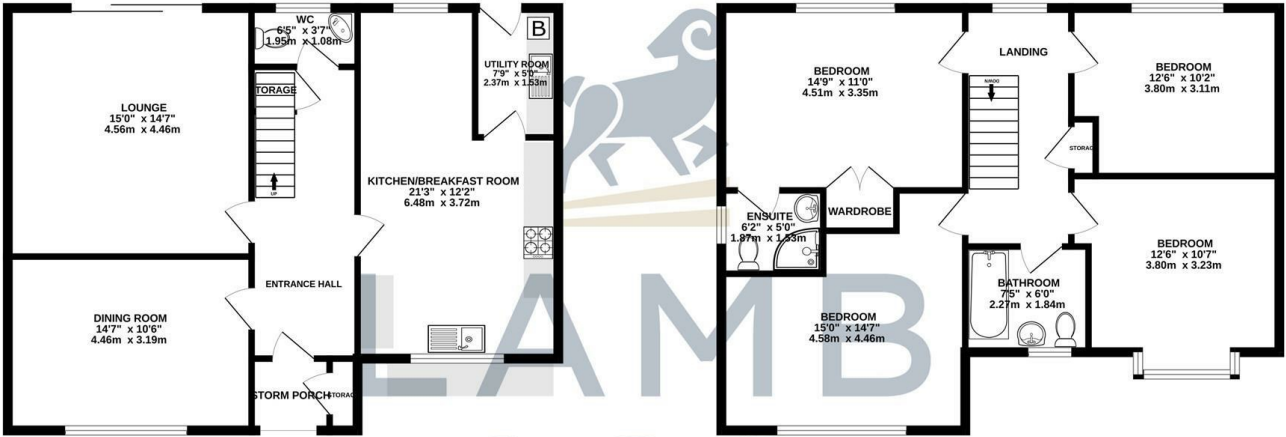
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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