



LAMB & CO

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PEMBROKE GARDENS, HOLLAND-ON-SEA, CO15 5XD

PRICE £335,000

A spacious four-bedroom detached house for sale in the sought-after area of Holland-on-Sea. This well-presented property offers ample living space. A notable addition is the conservatory, providing extra living space and a seamless connection to the outdoors.

- Four Bedrooms
- Chain Free
- Holland-On-Sea
- Office / Play Room
- Ground Floor W/C
- EPC TBC

Opening paragraph

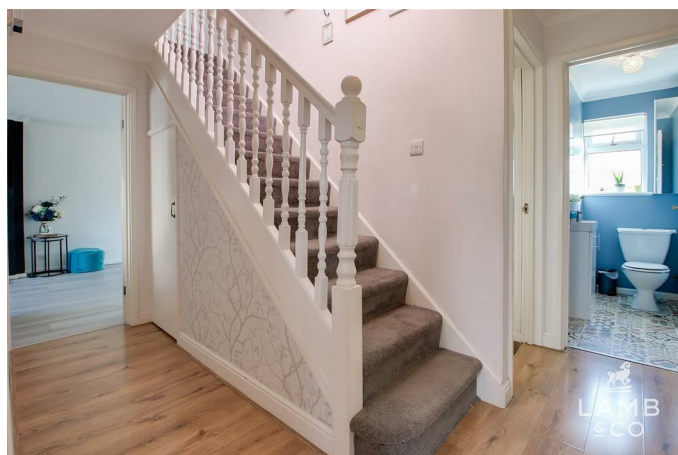
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

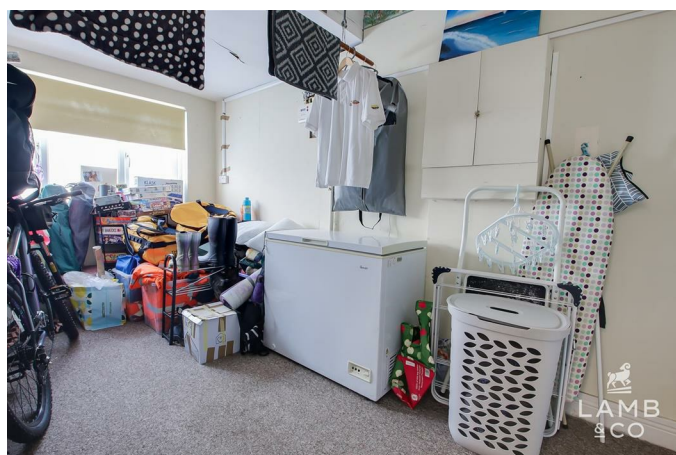


ENTRANCE HALL

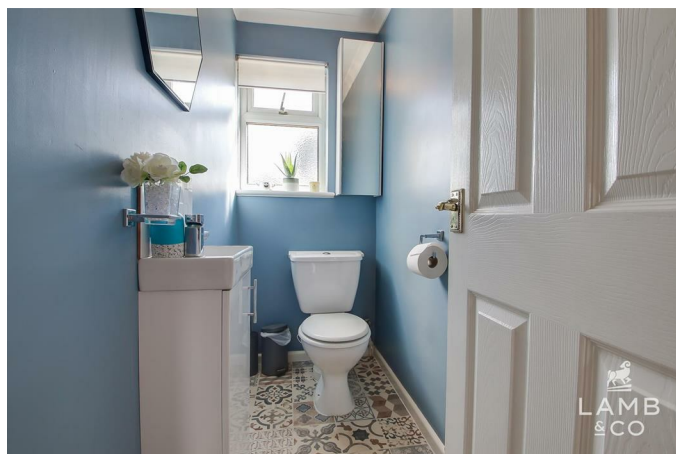


OFFICE/PLAYROOM

17'0" x 7'9" (5.18m x 2.36m)

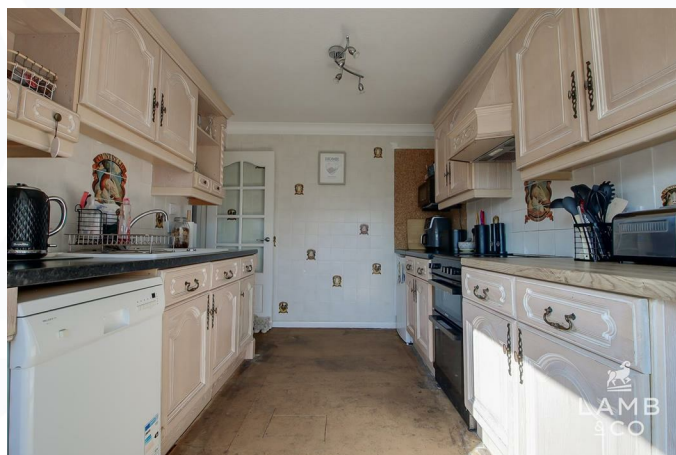


W/C



KITCHEN

9'10" x 8'3" (3.00m x 2.51m)



LONGE/DINER

25'6" x 12'0" (7.77m x 3.66m)



BATHROOM

9'0" x 5'5" (2.74m x 1.65m)



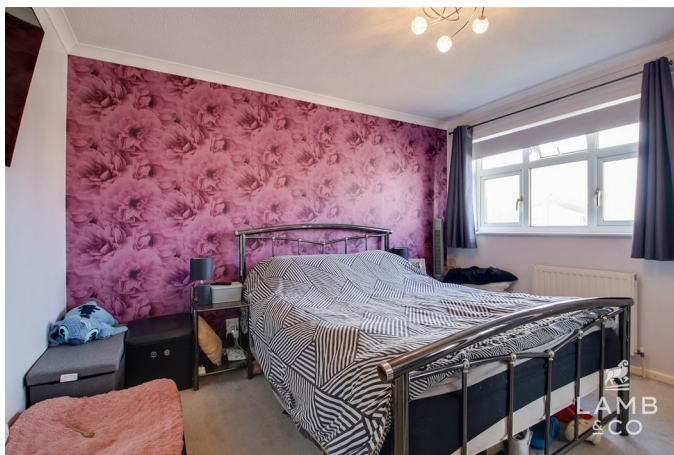
CONSERVATORY

17'8" x 7'7" (5.38m x 2.31m)



BEDROOM ONE

12'0" x 11'0" (3.66m x 3.35m)



LANDING

BEDROOM TWO

11'0" x 10'0" (3.35m x 3.05m)



BEDROOM THREE

9'0" x 9'0" (2.74m x 2.74m)



BEDROOM FOUR

9'0" x 7'0" (2.74m x 2.13m)



OUTSIDE REAR



OUTSIDE FRONT



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.

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: O2 likely. EE, Three and Vodafone limited.

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water: Very Low. Rivers and seas: Very Low

Additional Charges: None

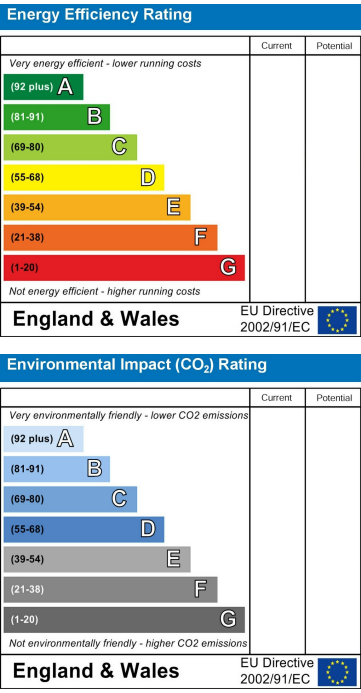
Seller's Position: No onward chain

Garden Facing: West

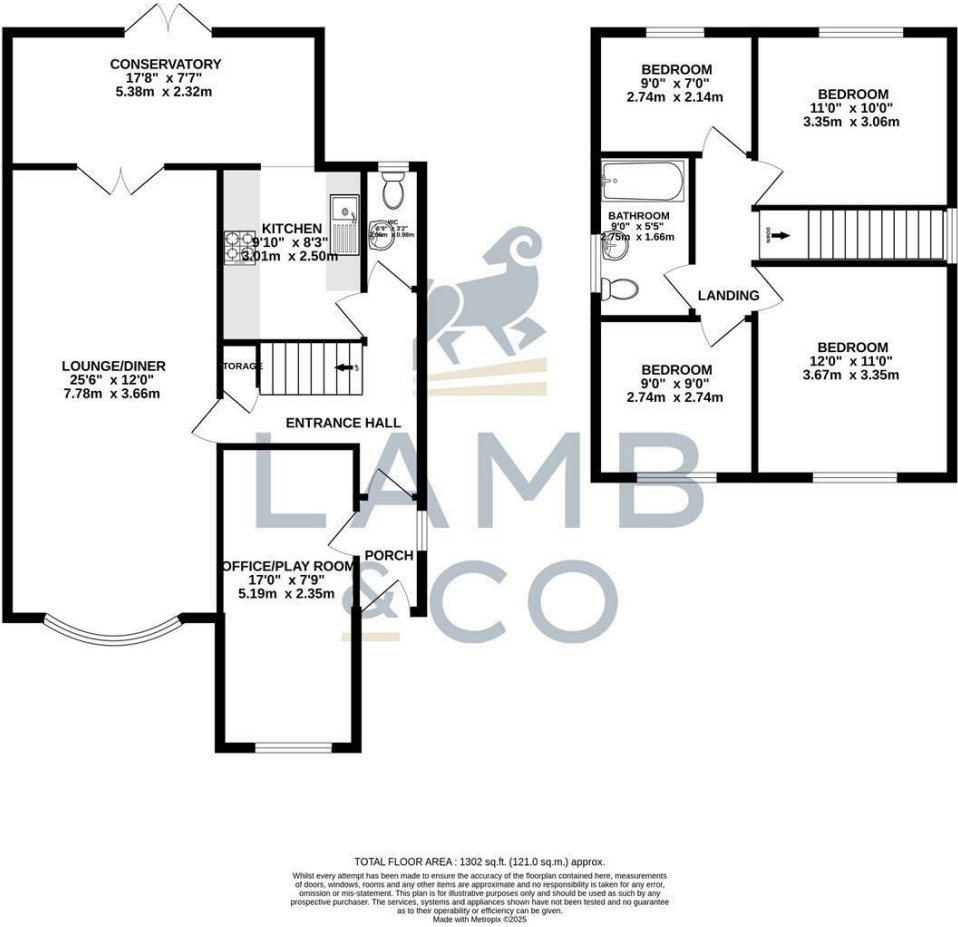
Map



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.