



LAMB & CO

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Inspired by property, driven by passion.



## HOLLAND ROAD, LITTLE CLACTON, CO16 9RS

GUIDE PRICE £300,000

Guide Price £300,000-£325,000. Offering scope to improve, this charming bungalow boasts a utility room, a spacious lounge and a conservatory leading to a generous south facing garden with field views.

Other benefits include off-road parking, garage, privately owned solar panels and no onward chain.

- Four Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- Field Views To The Rear
- Appx 150ft South Facing Garden
- EPC D
- Conservatory
- Utility Room
- Offering Scope To Improve



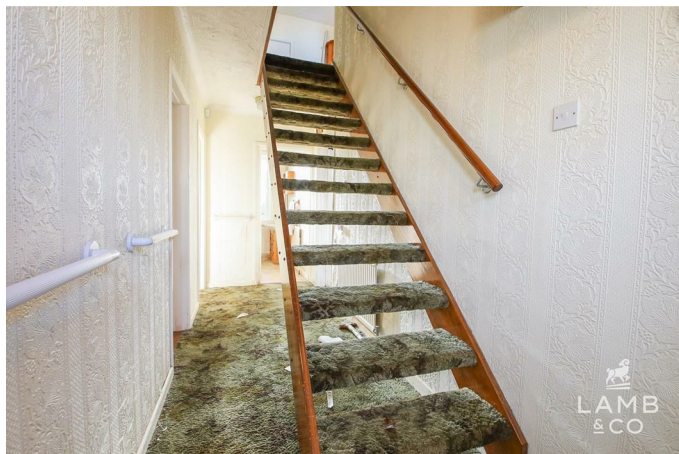
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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM THREE

12'11 x 11'11 (3.94m x 3.63m)



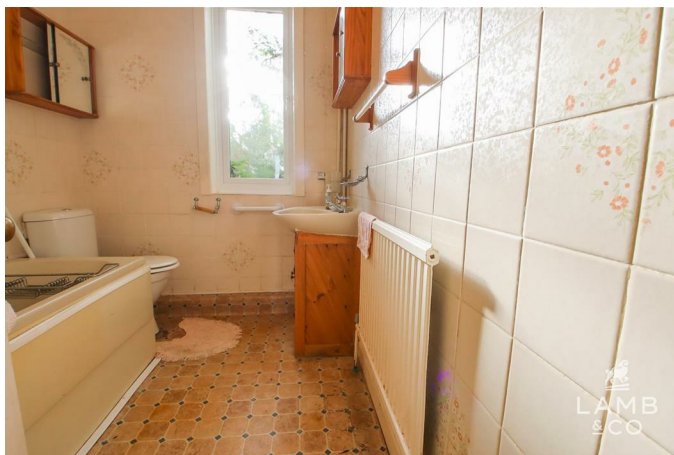
### BEDROOM FOUR

11'0 x 10'11 (3.35m x 3.33m)



### BATHROOM

7'8 x 5'10 (2.34m x 1.78m)



### LOUNGE

24'10 x 12'10 (7.57m x 3.91m)





## KITCHEN

16'10 x 11'7 (5.13m x 3.53m)



## BEDROOM ONE

13'8 x 13'0 (4.17m x 3.96m)



## UTILITY ROOM

## CONSERVATORY

9'10 x 8'11 (3.00m x 2.72m)



## BEDROOM TWO

13'0 x 12'0 (3.96m x 3.66m)



## FIRST FLOOR

## 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 Information Clacton

Council Tax Band: E

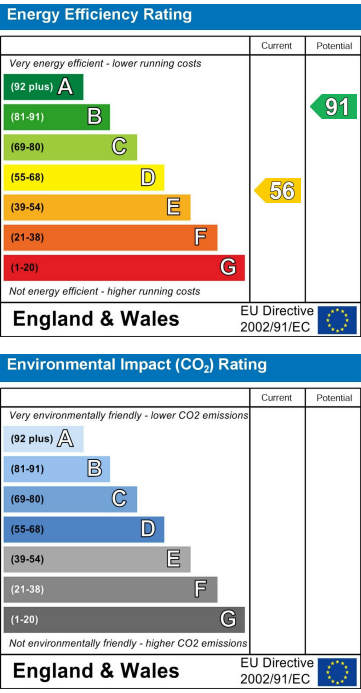
Heating: Oil heating

Seller's Position: No onward chain

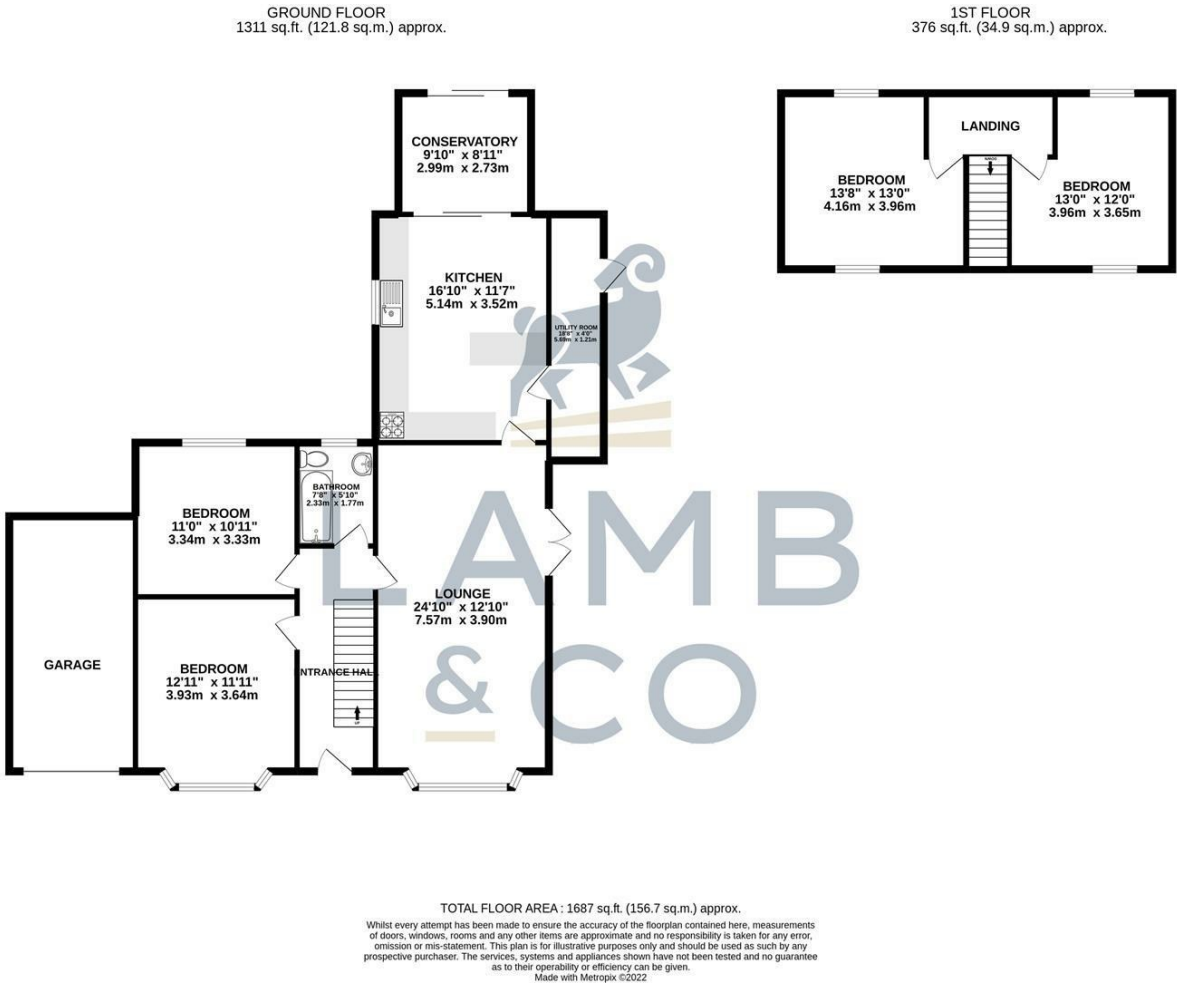
Map



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.