



LAMB & CO

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Inspired by property, driven by passion.



## KENTS AVENUE, HOLLAND-ON-SEA, CO15 5XG

PRICE £285,000

Positioned in the highly desirable area of Holland-On-Sea, this charming, detached bungalow is well-presented throughout and boasts off-road parking, a lean-to and a South facing garden. Sold with no onward chain.

- Two Bedrooms
- Chain Free
- Off Road Parking
- Detached Bungalow
- South Facing Garden
- EPC E

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY

### BEDROOM TWO

9'10" x 7'1" (3.00m x 2.16m )



### LOUNGE

12'11" x 10'11" (3.94m x 3.33m)



### BEDROOM ONE

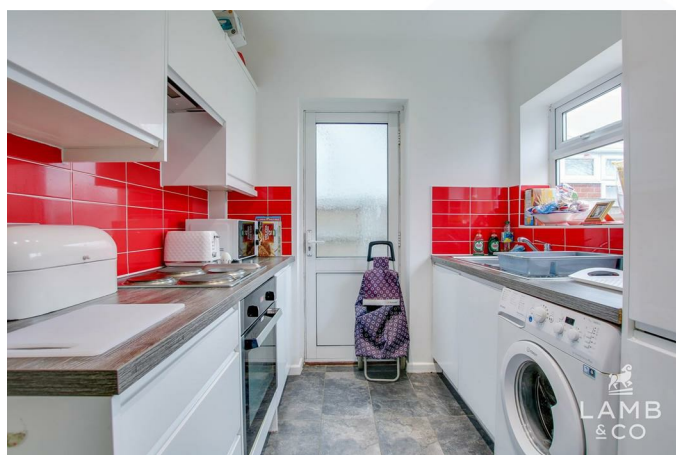
11'2" x 10'11" (3.40m x 3.33m )



### LEAN TO

### KITCHEN

9'10" x 7'0" (3.00m x 2.13m )



## BATHROOM

6'6" x 5'0" (1.98m x 1.52m )



themselves of their condition before entering into any Legal Contract.

## Additional Information Clacton

Council Tax Band: B

Heating: Gas

Seller's Position: No onward chain

Garden Facing: South

## OUTSIDE

### OUTSIDE REAR



## 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.

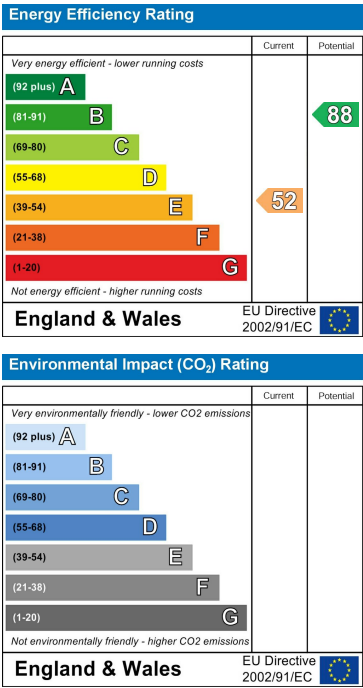
## Agents Note Sales

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

Map

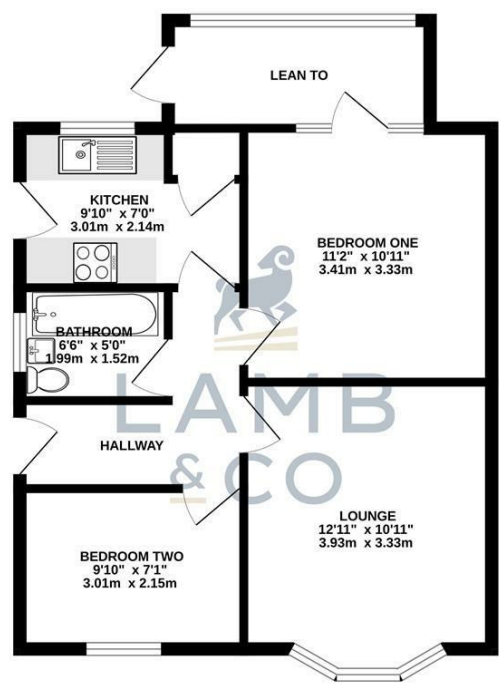


EPC Graphs



Floorplan

GROUND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (49.9 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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