

For Sale

offers in excess of **£475,000** Freehold



Ingarfield Road Holland-On-Sea Clacton-On-Sea CO15 5XA

Introducing a charming four double bedroom home nestled in the popular Holland-On-Sea.



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Property Details

Entrance Hall

Lounge 15' 1" x 15' (4.60m x 4.57m)

Bedroom 13' x 11' (3.96m x 3.35m)

Kitchen 14' x 11' (4.27m x 3.35m)

Bedroom 11' x 10' 1" (3.35m x 3.07m)

Bathroom 9' 1" x 6' 1" (2.77m x 1.85m)

Reception Room 30' x 20' (9.14m x 6.10m)

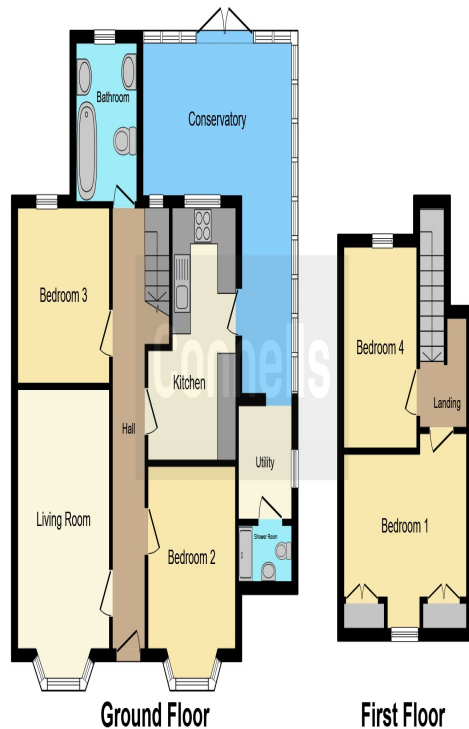
Utility Room 9' 1" x 7' 1" (2.77m x 2.16m)

Shower Room 7' 1" x 3' 1" (2.16m x 0.94m)

First Floor

Bedroom 9' x 8' 1" (2.74m x 2.46m)

Bedroom 13' 1" x 12' (3.99m x 3.66m)



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: D

Property Ref: CCH307744 - 0004

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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