

oakheart



£325,000

Guide Price

Holland Road, Little Clacton

GUIDE PRICE: £325,000 - £350,000.

Offered to the market with no onward chain, this spacious and extended four-bedroom semi-detached bungalow provides over 1,100 sq ft of internal accommodation, together with a substantial detached garage/outbuilding, generous parking and owned solar panels.

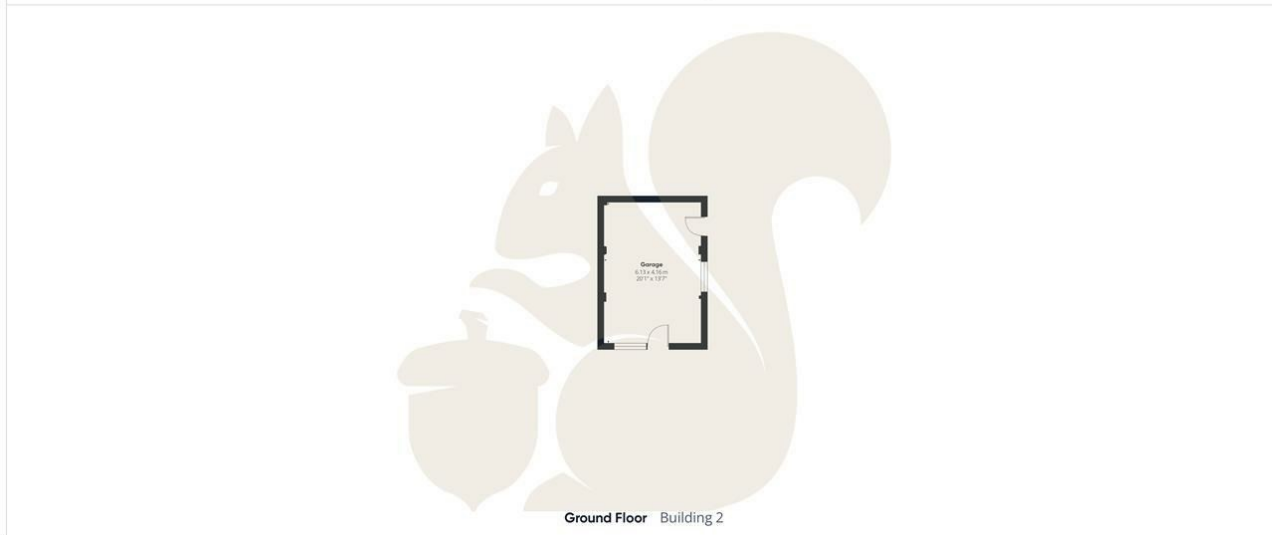
Situated on Holland Road within the popular village of Little Clacton, the property enjoys a convenient position close to local shops, amenities and transport links, while Clacton-on-Sea and the A133 are both easily accessible.











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Main building GLATM

103.71 m²
1116.29 ft²

Main building total

103.71 m²
1116.29 ft²

Building 2 total

27.65 m²
297.64 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring Borough Council

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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