



MADEIRA ROAD, HOLLAND-ON-SEA, CO15 5NE OFFERS IN EXCESS OF £425,000

This character detached house in Holland-on-Sea offers an exciting opportunity to create a stunning home with generous room sizes, basement, South facing garden and an oversized double garage & workshop. Sitting on a wide plot of approximately 60ft on the favoured seafront side of Holland-on-Sea just one road back from the sea!

- Four Bedrooms
- Holland-On-Sea
- South Facing Garden
- Double Garage & Workshop
- No Onward Chain
- EPC TBC
- Basement
- Additional Loft Room

ENTRANCE HALL



UTILITY ROOM

9'7" 7'4" (2.92m 2.24m)



DINING ROOM

12'7" 11'9" (3.84m 3.58m)



SHOWER ROOM

7'4" 5'2" (2.24m 1.57m)



KITCHEN

13'10" 12'7" (4.22m 3.84m)



LOUNGE

14'00" 12'10" (4.27m 3.91m)



CONSERVATORY

21'1" 11'00" (6.43m 3.35m)



BASEMENT

26'4" 7'00" (8.03m 2.13m)



BEDROOM ONE

19'00" 12'7" (5.79m 3.84m)



BEDROOM TWO

14'3" 13'1" (4.34m 3.99m)



BEDROOM THREE

12'9" 12'1" (3.89m 3.68m)



BEDROOM FOUR

9'7" 6'8" (2.92m 2.03m)



BATHROOM

13'5" 7'8" (4.09m 2.34m)



LOFT ROOM

33'9" 17'8" (10.29m 5.38m)



OUTSIDE

OUTSIDE REAR



Additional Info

Council Tax Band: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Vodafone, O2 - Likely. EE, Three - Limited

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: South

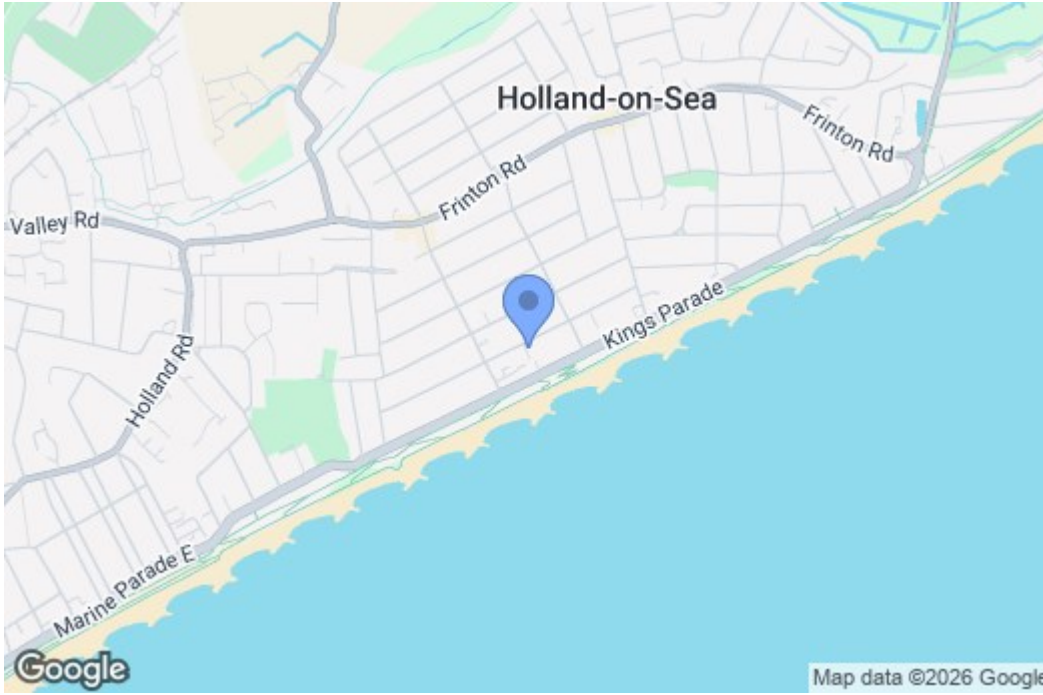
Agents Note Sales

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.

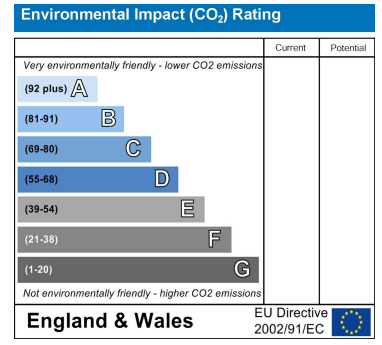
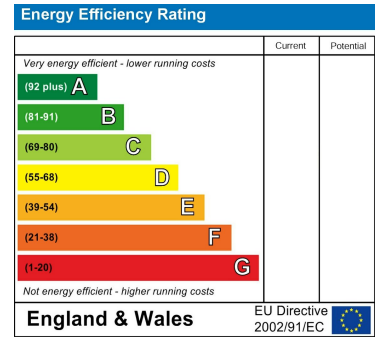
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

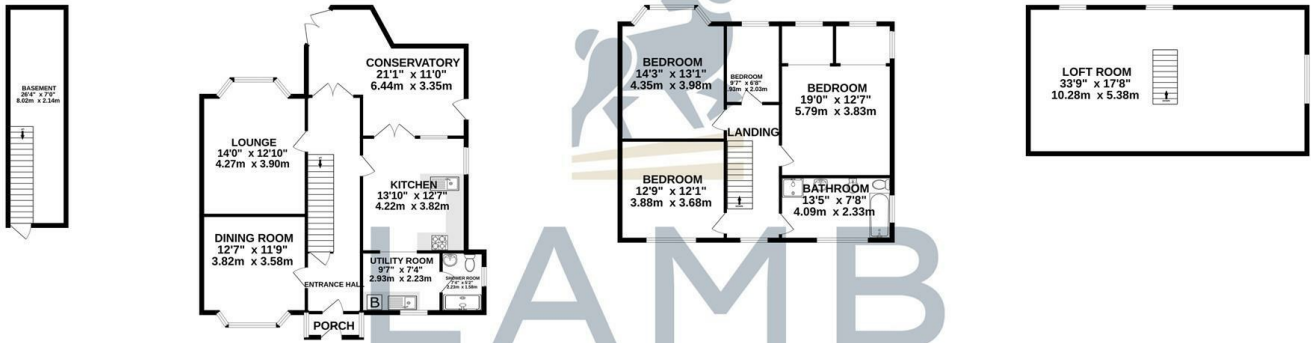
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 2696 sq.ft. (250.5 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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