







HOLLAND ROAD, HOLLAND-ON-SEA, CO15 6NL

GUIDE PRICE £340,000

** Guide Price £340,000 - £350,000 ** A handsome family home perfectly combining character with modern finishes situated in a sought after location on the edge of Holland-on-Sea. This spacious property boasts a 21' open plan kitchen/diner, a generous garden and detached garage (converted making it an ideal workspace).

- Three Bedrooms
- Converted Garage
- Modern Kitchen & Bathroom
- Holland-on-Sea
- 85' Long Garden
- Character Features
- Off-Road Parking
- EPC E

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

LOUNGE

14'6 x 11'5 (4.42m x 3.48m)



KITCHEN/DINER

21'4 x 12'1 (6.50m x 3.68m)



LAUNDRY

5'10 x 3' (1.78m x 0.91m)

WC

4'6 x 3' (1.37m x 0.91m)



FIRST FLOOR

LANDING

BEDROOM ONE

14'8 into bay x 10'8 to wardrobe (4.47m into bay x 3.25m to wardrobe)



BEDROOM TWO

12' x 11'5 (3.66m x 3.48m)



BEDROOM THREE

9'6 x 8'0 (2.90m x 2.44m)



BATHROOM

9'6 x 8'7 (2.90m x 2.62m)



OUTSIDE

FRONT



REAR



CONVERTED GARAGE

Material Information

Council Tax Band: D
Heating: Gas central heating
Services: Mains electricity, gas, water & sewer
Broadband: Ultrafast Fibre available (up to 2000mbps)
Mobile Coverage: EE: Good outdoor, variable in-home | O2: Good outdoor and in-home | Vodafone: Good outdoor and in-home | Three: Good outdoor and in-home
Construction: Conventional
Restrictions: None known
Rights & Easements: None known
Flood Risk: Rivers & Sea: Very low | Surface Water: Very low
Additional Charges: None
Seller's Position: Purchasing onwards
Garden Facing: North

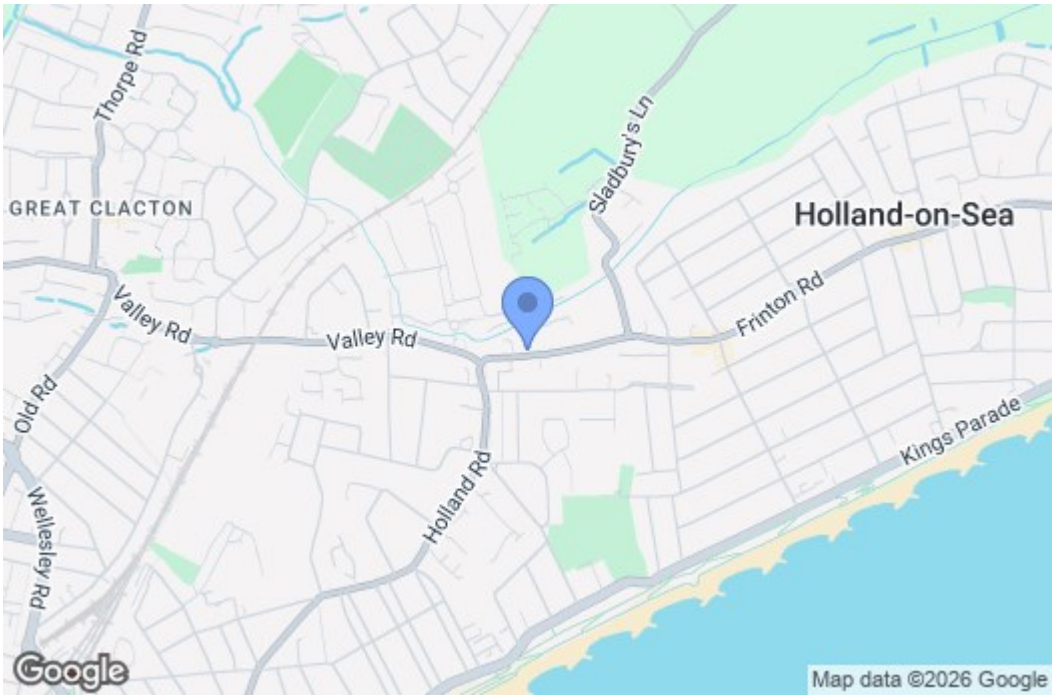
Agents Note Sales

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.

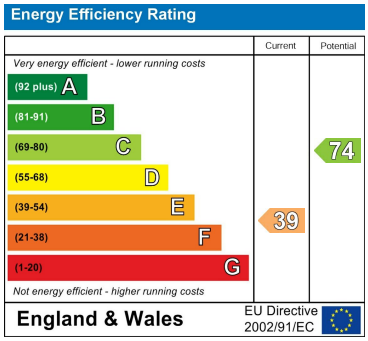
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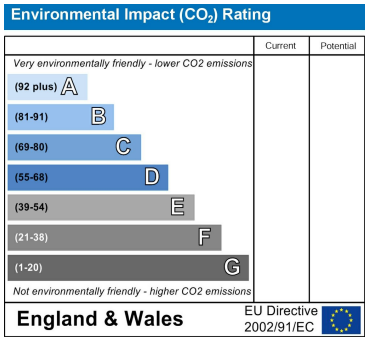
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

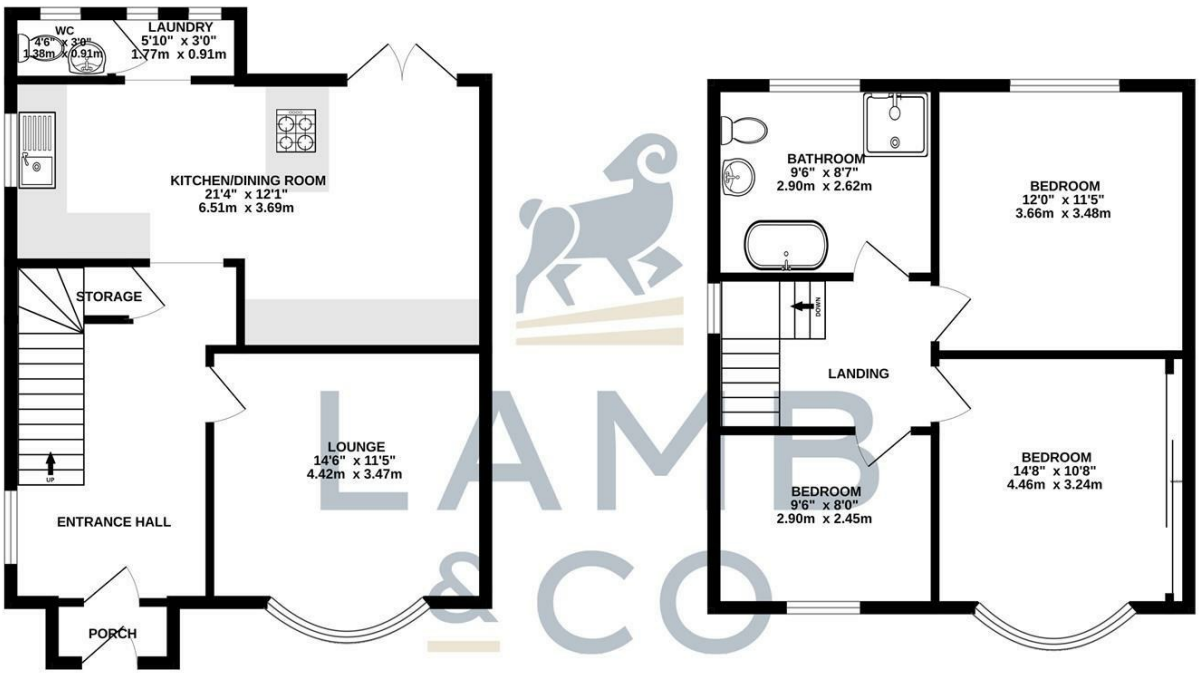


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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