LAMB & CO

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Inspired by property, driven by passion.









NANSEN ROAD, , CO15 5EE

OFFERS IN EXCESS OF £275,000

Situated in the sought-after coastal location of Holland-on-Sea, this beautifully presented two-bedroom semi-detached bungalow has been fully renovated throughout to create a stylish, modern and ready-to-move-into home. The property offers well-proportioned accommodation, finished to a high standard, combining contemporary living with the convenience of single-storey accommodation.

- Two Bedrooms
- Holland-On-Sea
- Fully Refurbished
- Off Road Parking
- Immaculate Throughout
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SHOWER ROOM

8'2" 6'2" (2.49m 1.88m)



BEDROOM ONE

17'8" 11'00" (5.38m 3.35m)



BEDROOM TWO

11'00" 8'00" (3.35m 2.44m)



LOUNGE

14'00" 11'00" (4.27m 3.35m)



KITCHEN

11'00" 10'00" (3.35m 3.05m)



OUTSIDE

OUTSIDE REAR

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.

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.

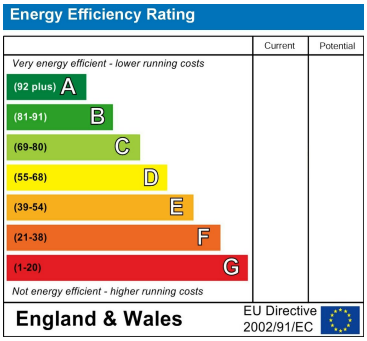
Material Information

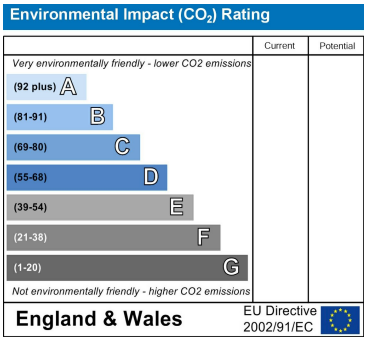
Council Tax Band: B
Heating: Gas
Services: All Mains
Mains electricity -Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East
Non-Standard Features to note: No

Map

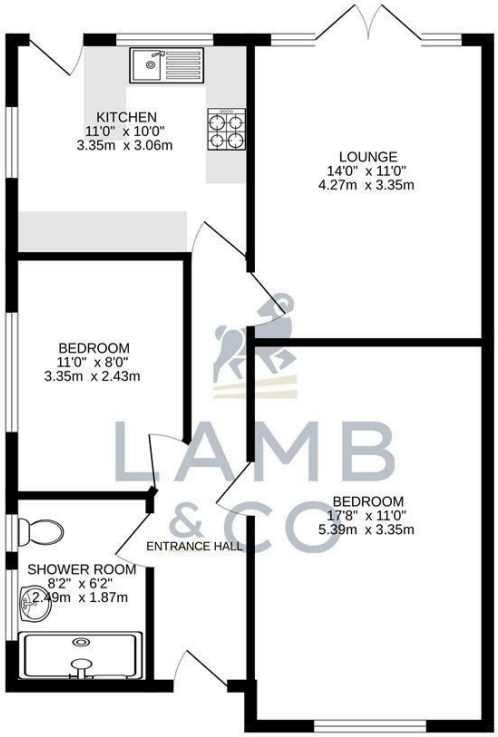


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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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