LAMB & CO

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Inspired by property, driven by passion.









BRIARWOOD AVENUE, HOLLAND-ON-SEA, CO15 5QX

PRICE £360,000

Positioned on a generous corner plot in the highly sought-after area of Holland-on-Sea, this property benefits from a conservatory, garage, off-road parking, and a kitchen with integrated appliances. Offered with no onward chain, it presents an excellent opportunity for those looking to make their next move.

- Three Bedrooms
- No Onward Chain
- South Facing
- Off-Road Parking & Garage
- Potential For Fourth Bedroom
- Recently Refurbished
- Corner Plot
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

14'4 x 13'0 (4.37m x 3.96m)



CONSERVETORY

10'0 x 6'8 (3.05m x 2.03m)



KITCHEN/DINING ROOM

19'6 x 10'0 (5.94m x 3.05m)



BATHROOM

8'8 x 6'9 (2.64m x 2.06m)



BEDROOM THREE

10'0 x 10'0 (3.05m x 3.05m)



BEDROOM ONE

14'0 x 11'4 (4.27m x 3.45m)



BEDROOM TWO

12'9 x 12'4 (3.89m x 3.76m)



FIRST FLOOR

OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: EE, Three, Vodafone & O2
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Service water- very low - Rivers & sea- very low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: East/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.

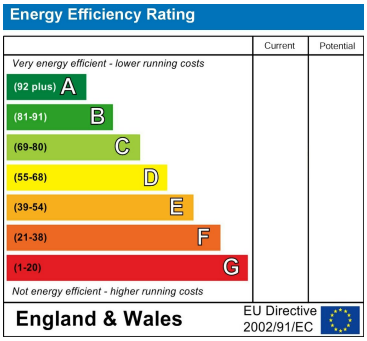
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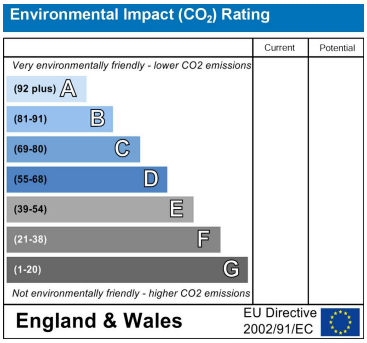
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

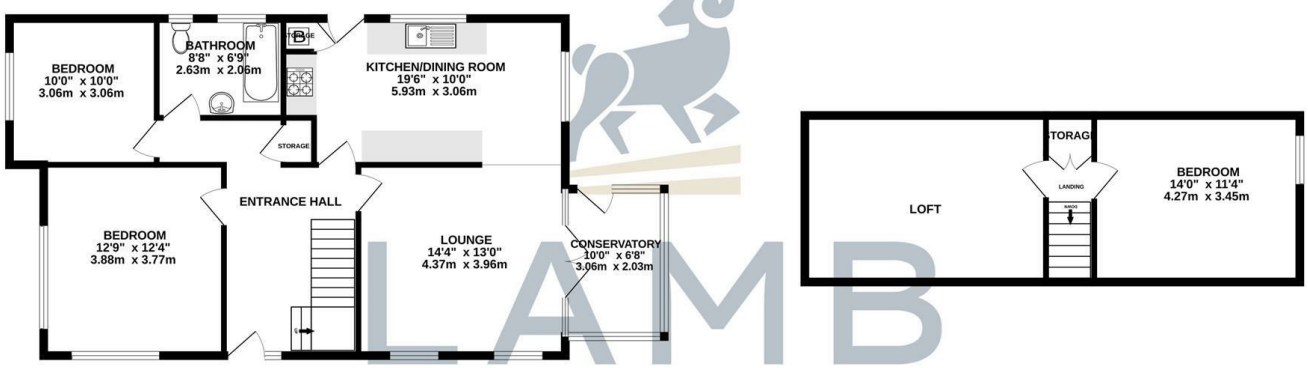


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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