

Manor Road, Great Holland, CO13 0JT

£270,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

NO ONWARD CHAIN! Blake & Thickbroom are pleased to offer this spacious three-bedroom semi-detached home, presenting a unique opportunity to acquire a property with stunning field and distant sea views. This residence, built in 1964, offers significant scope for a buyer to personalize and update, making it an ideal choice for those looking to create their dream home.

Upon entering, a welcoming reception hallway provides access to the main living areas. The generous lounge, measuring an impressive 20'4 x 11'10, offers ample space for relaxation and entertaining. Adjacent to this, the kitchen, at 9'6 x 9'4, leads to a practical conservatory, 7'4 x 5', perfect for enjoying the garden views throughout the seasons.

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom measures 11'11" x 10'5", with a second bedroom at 11'11" x 9'7", and a third bedroom at 7'4" x 6'9". A family bathroom, 9'6 x 6'1", serves these rooms. The panoramic field views and distant sea views are a standout feature, adding immense appeal to this property.

Externally, the property benefits from a single garage, 17'7 x 9', providing convenient parking and additional storage. The south-facing garden offers a private outdoor space, ideal for enjoying sunny afternoons. This home is being offered with no onward chain, ensuring a smooth and straightforward purchasing process.

Reception Hallway: 3.23m x 2.92m (10'7" x 9'7")

Lounge: 6.2m x 3.61m (20'4" x 11'10")

Kitchen: 2.9m x 2.84m (9'6" x 9'4")

Conservatory: 2.24m x 1.52m (7'4" x 5'0")

Bedroom 1: 3.63m x 3.18m (11'11" x 10'5")

Bedroom 2: 3.63m x 2.92m (11'11" x 9'7")

Bedroom 3: 2.24m x 2.06m (7'4" x 6'9")

Bathroom: 2.9m x 1.85m (9'6" x 6'1")

Garage: 5.36m x 2.74m (17'7" x 9'0")

Tenure: Freehold

Property Type: Semi Detached House

- NO ONWARD CHAIN!
- THREE BEDROOM SEMI-DETACHED HOUSE!
- PANORAMIC FIELD VIEWS & DISTANT SEA VIEWS!
- 20'4 x 11'10 LOUNGE!
- 9'6 x 9'4 KITCHEN!
- 17'7 x 9'0 GARAGE!
- WALKING DISTANCE TO BUS ROUTES!
- WALKING DISTANCE TO COMMUNITY RUN VILLAGE PUB!
- SOUTH FACING GARDEN!
- SOLE AGENTS!

Agent Notes:
Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC Rating F.
Services connected
Electricity: Yes
Gas: No
Water: Yes
Sewerage type: Mains
Telephone and broadband: Disconnected
Prospective purchasers should be directed to website Checker.ofcom.og.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: None
Non standard property features to note; None

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.


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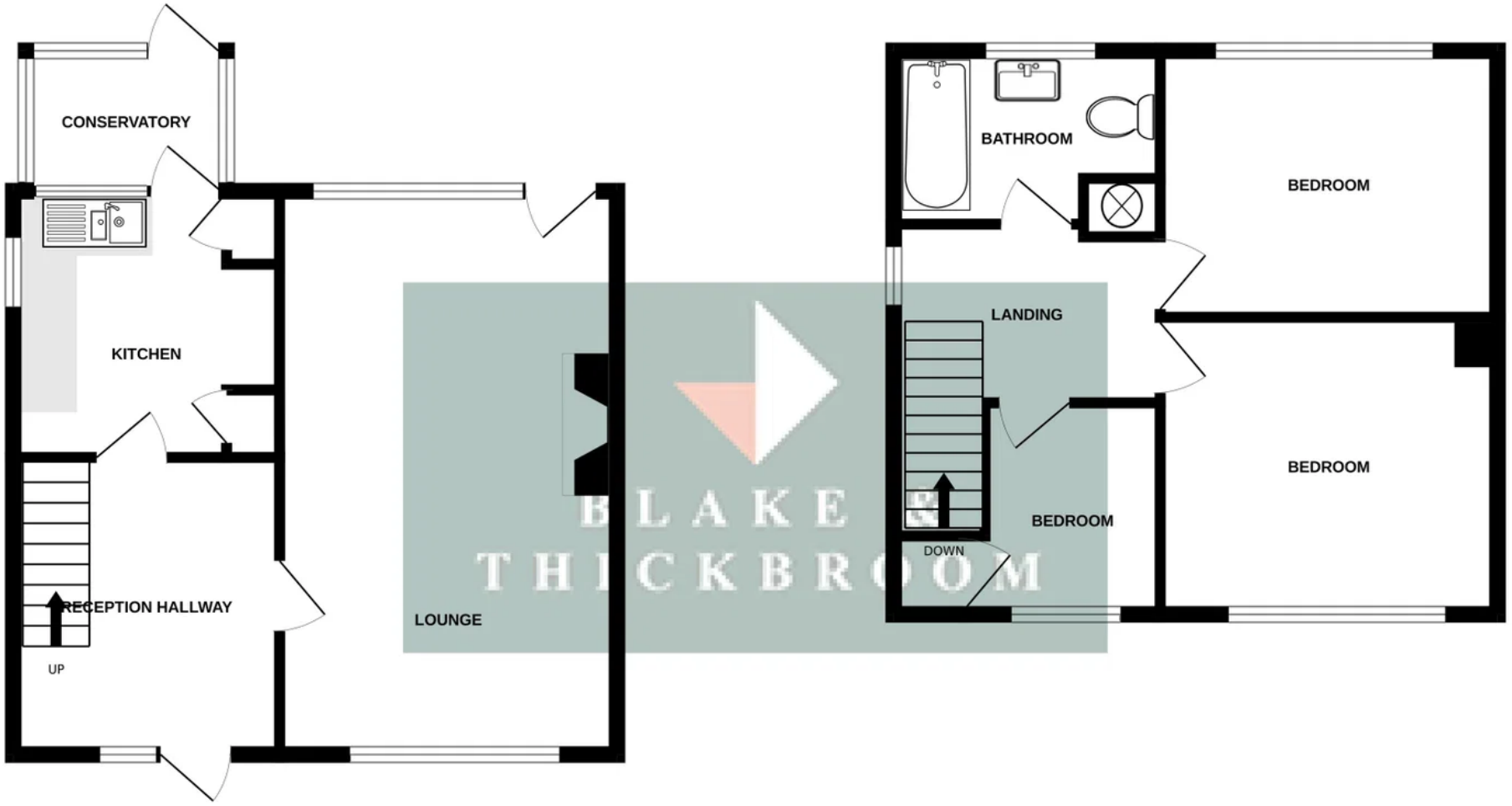

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GROUND FLOOR

1ST FLOOR



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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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