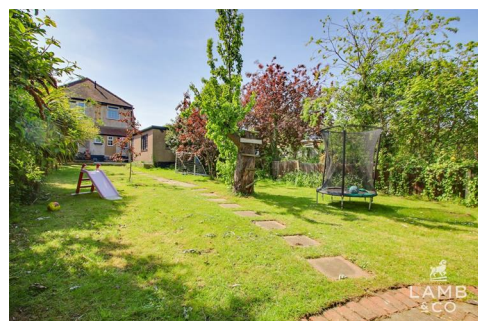




LAMB & CO

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Inspired by property, driven by passion.



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

GUIDE PRICE £350,000

**\*\* Guide Price £350,000 - £360,000 \*\*** 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
- Holland-on-Sea
- Off-Road Parking
- Converted Garage
- 85' Long Garden
- EPC E
- Modern Kitchen & Bathroom
- Character Features



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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)

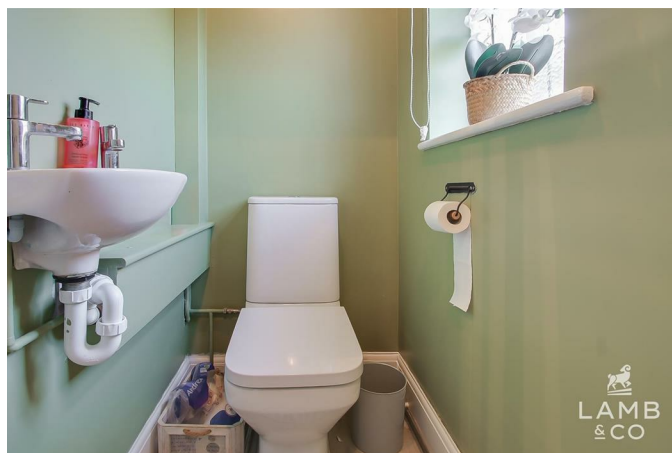


**LAUNDRY**

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

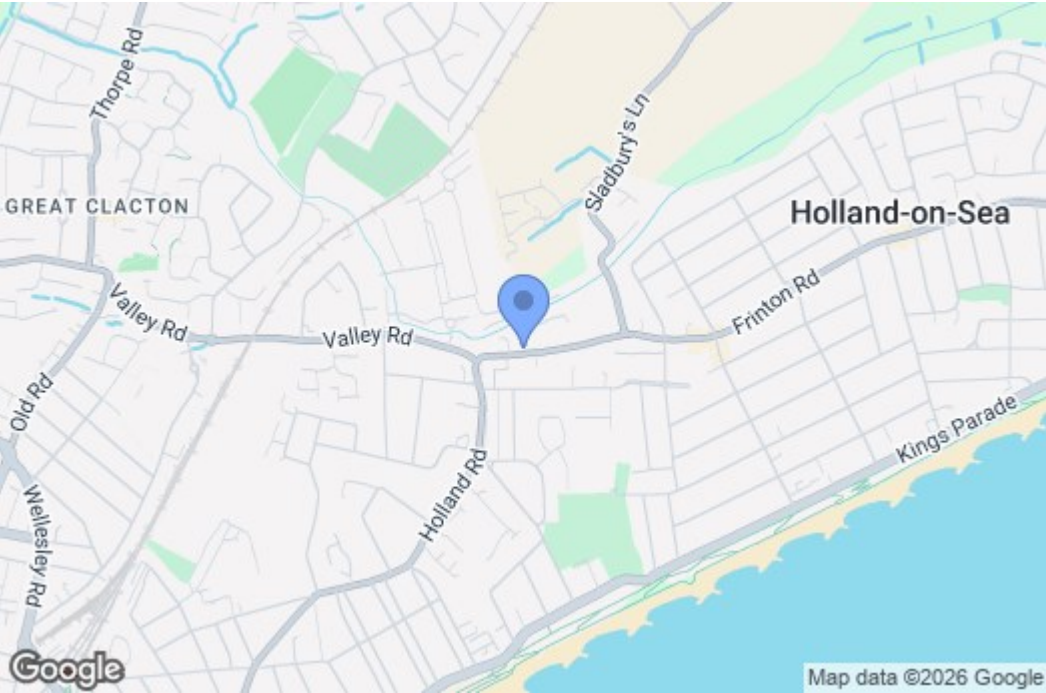
### Agents Note Sales

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.

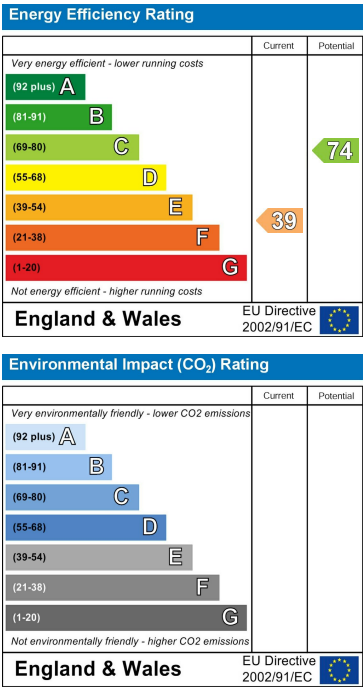
### AML

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.

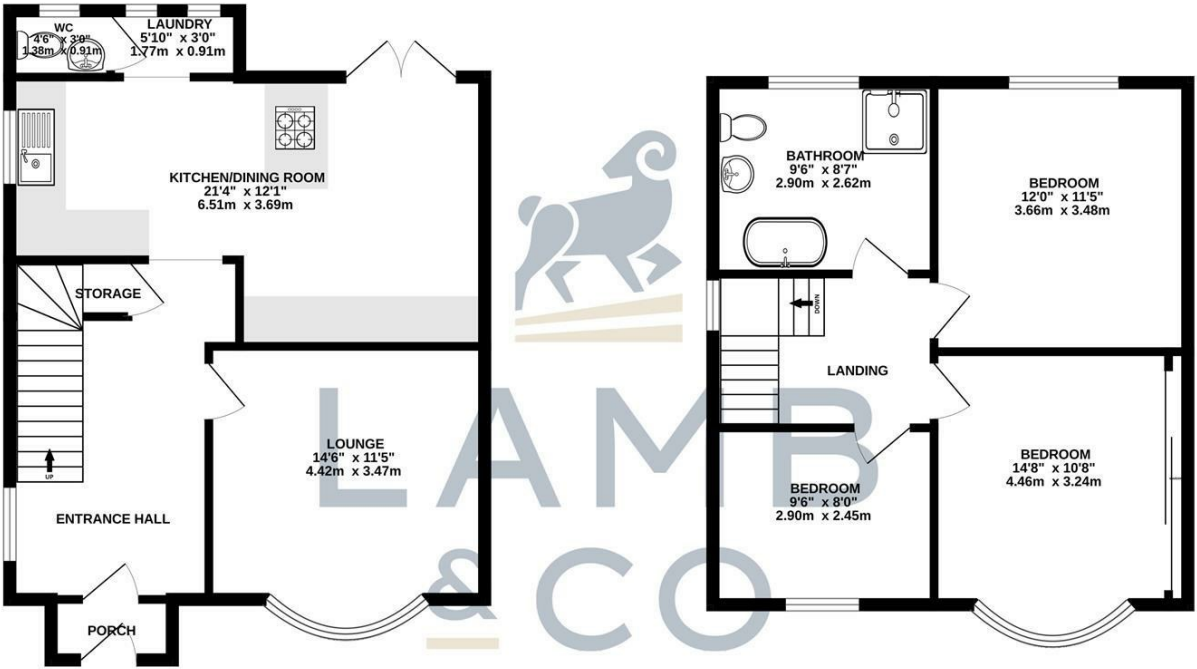
Map



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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