



LAMB & CO

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Inspired by property, driven by passion.



CANTERBURY ROAD, HOLLAND-ON-SEA, CO15 5QH PRICE £425,000

A beautifully presented five-bedroom family home, ideally situated in the highly sought-after area of Holland-on-Sea. The property boasts a generous lounge, a spacious kitchen/dining room, and a convenient ground floor WC. Externally, there is off-road parking, a garage, and a well-maintained, attractively presented garden.

- Five Bedrooms
- Off-Road Parking & Garage
- Well Presented
- Sought-After Holland-on-Sea Location
- Generous Lounge
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM TWO

15'5 x 12'3 (4.70m x 3.73m)



BEDROOM FOUR

12'1 x 12'0 (3.68m x 3.66m)



BEDROOM FIVE

12'3 x 10'5 (3.73m x 3.18m)



WC

5'11 x 3'1 (1.80m x 0.94m)



KITCHEN/DINING ROOM

30'3 x 8'11 (9.22m x 2.72m)



BATHROOM

14'4 x 7'0 (4.37m x 2.13m)



LOUNGE

19'11 x 16'5 (6.07m x 5.00m)



BEDROOM ONE

16'4 x 12'8 (4.98m x 3.86m)



FIRST FLOOR

BEDROOM THREE

15'3 x 11'4 (4.65m x 3.45m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

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: Needs to find

Garden Facing: North

Agents Note Sales

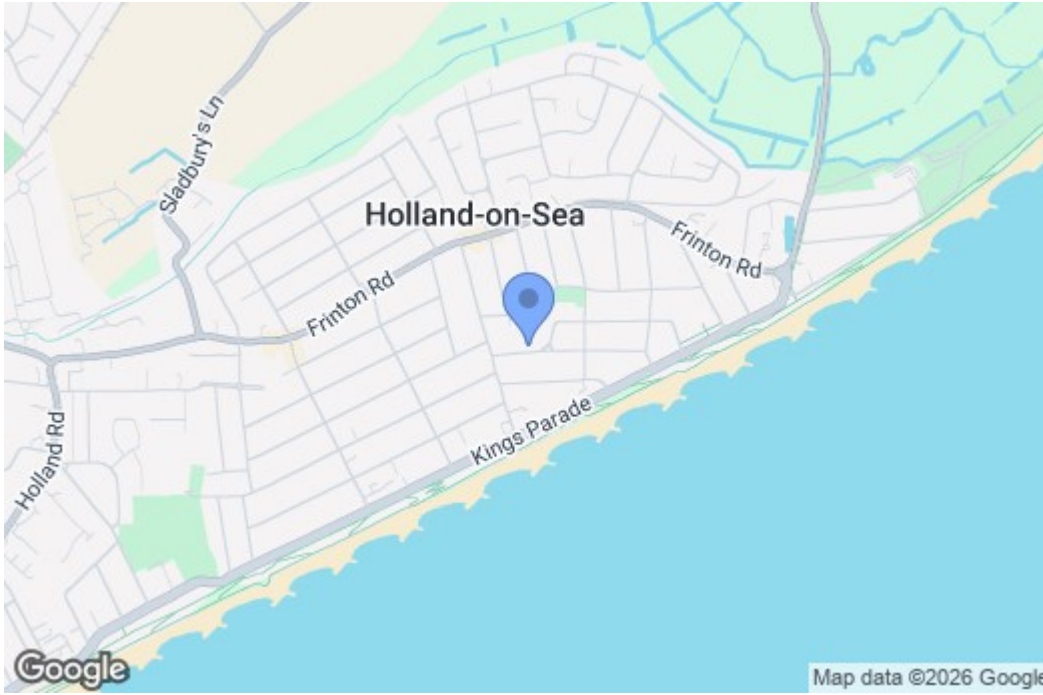
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

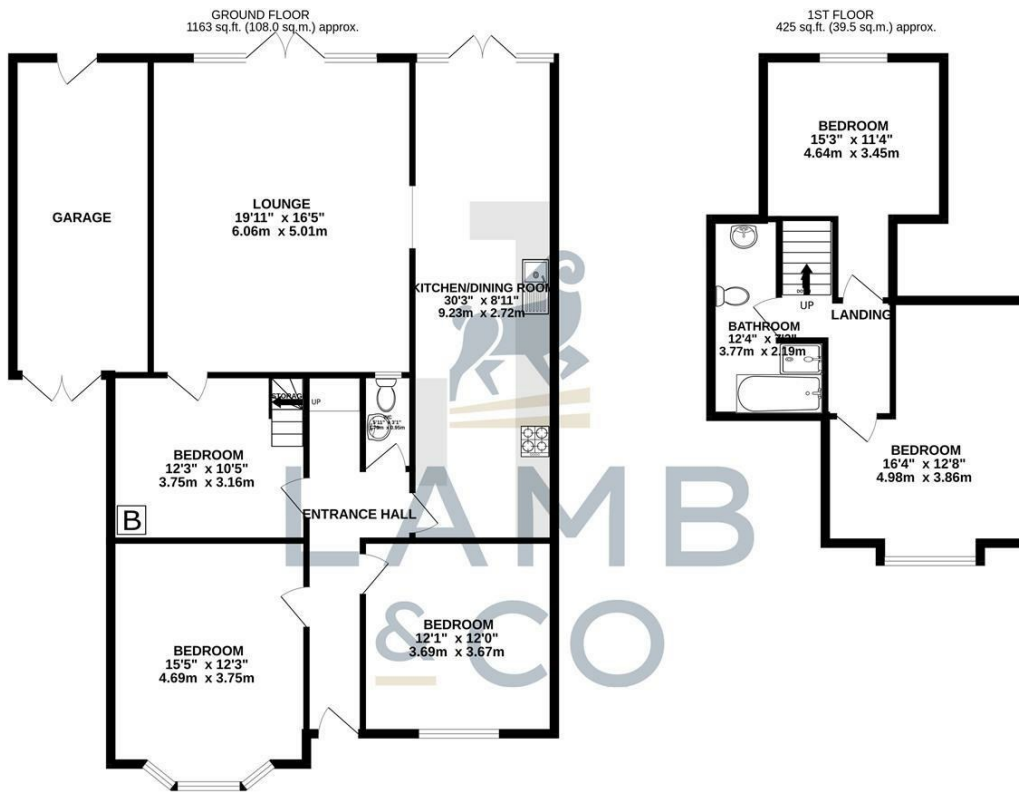


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA : 1587 sq. ft. (147.5 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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