



BLAKE &
THICKBROOM



Nottingham Road, Holland-on-sea, CO15 5PG

Holland-on-sea

£275,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

NO ONWARD CHAIN! Blake & Thickbroom are delighted to be offering for sale this well presented two-bedroom detached house that is situated in the sought after area of Holland-on-Sea, offering a fantastic opportunity for those seeking a comfortable home by the sea. The property has been well maintained throughout, providing a welcoming and move-in ready space ideal for a range of buyers!

Internally, the accommodation comprises a bright and spacious living area, a fitted kitchen, two generously sized bedrooms, and a well-appointed shower room. The home benefits from a practical layout with plenty of natural light, creating a warm and inviting atmosphere.

Conveniently located within walking distance of the seafront, residents can enjoy easy access to scenic coastal walks and local amenities. A nearby primary school also makes this an appealing choice for families. Offered with no onward chain, this property presents a smooth and straightforward purchase opportunity. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer!

Entrance Hall: Doors to all rooms, Stairs to first floor

Lounge: 4.6m x 3.2m (15'1" x 10'6")

Shower Room: 1.63m x 1.47m (5'4" x 4'10")

Kitchen: 3.02m x 2.97m (9'11" x 9'9")

Bedroom One: 3.38m x 3.02m (11'1" x 9'11")

Bedroom Two: 3.38m x 3m (11'1" x 9'10")

Garden: Approximately 50 foot in length

Material information for this property.

Tenure is Freehold.

Council Tax Band - C.

EPC Rating - E.

Services Connected.

Electricity - Yes.

Gas - Yes

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - No.

Tenure: Freehold

Property Type: Detached House

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- TWO BEDROOM DEATCHED HOUSE!
- WALKING DISTANCE TO SEAFRONT!
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL!
- CLOSE TO LOCAL AMENITIES!
- 15,1 x 10,6 LOUNGE!
- 9,11 x 9,9 KITCHEN!
- SOLO AGENTS!
- VIEWING RECOMMENDED!

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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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>48</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC

