



LAMB & CO

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Inspired by property, driven by passion.



## IPSWICH ROAD, HOLLAND-ON-SEA, CO15 5DT

PRICE £425,000

An exceptionally well presented, three/four bedroom detached house located in the sought after area of Holland-on-Sea. In recent years the property has been completely renovated to a high standard and offers generous living space and a landscaped, West facing garden.

- Three/Four Bedrooms
- Completely Refurbished
- Holland-on-Sea
- Ground Floor WC & Utility Room
- Low Maintenance, West Facing Garden
- EPC E\*
- Off-Road Parking
- Bedroom 4/Playroom



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

13'4 x 11'4 (4.06m x 3.45m)



### BEDROOM FOUR/PLAY ROOM

15'5 x 7' (4.70m x 2.13m)



### UTILITY ROOM

9'6 x 7' (2.90m x 2.13m)



### WC



## KITCHEN/DINER

20' x 13'4 (6.10m x 4.06m)



## BEDROOM TWO

15'8 x 9' (4.78m x 2.74m)



## FIRST FLOOR

### LANDING

## BEDROOM ONE

15'9 x 13' (4.80m x 3.96m)



## BEDROOM THREE

15'8 x 9' (4.78m x 2.74m)



## BATHROOM

6'5 x 6'2 (1.96m x 1.88m)



## OUTSIDE

### FRONT

### REAR



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.

## Material Information

Council Tax Band: C

Heating: Gas central heating

Services: Mains electricity, gas, water & drainage

Broadband: Ultrafast fibre available (up to 2,000mbps)

Mobile Coverage: EE: Good outdoor, variable in home | O2: Good outdoor | Three: Good outdoor and in home | Vodafone: Good outdoor

Construction: Cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk: Surface Water - Very Low | Rivers & Sea - Very Low

Additional Charges: None

Seller's Position: Purchasing onward

Garden Facing: South West

## Agents Note Sales

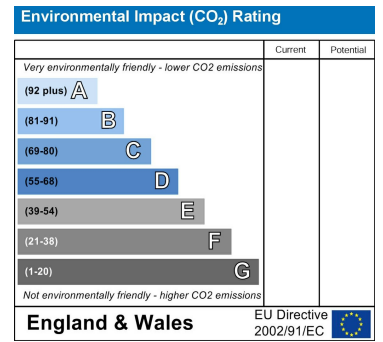
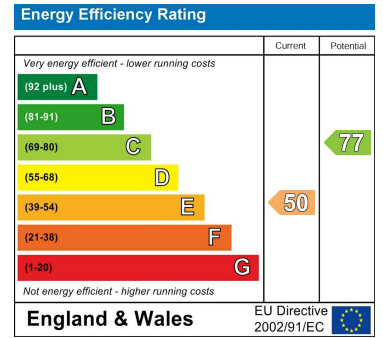
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

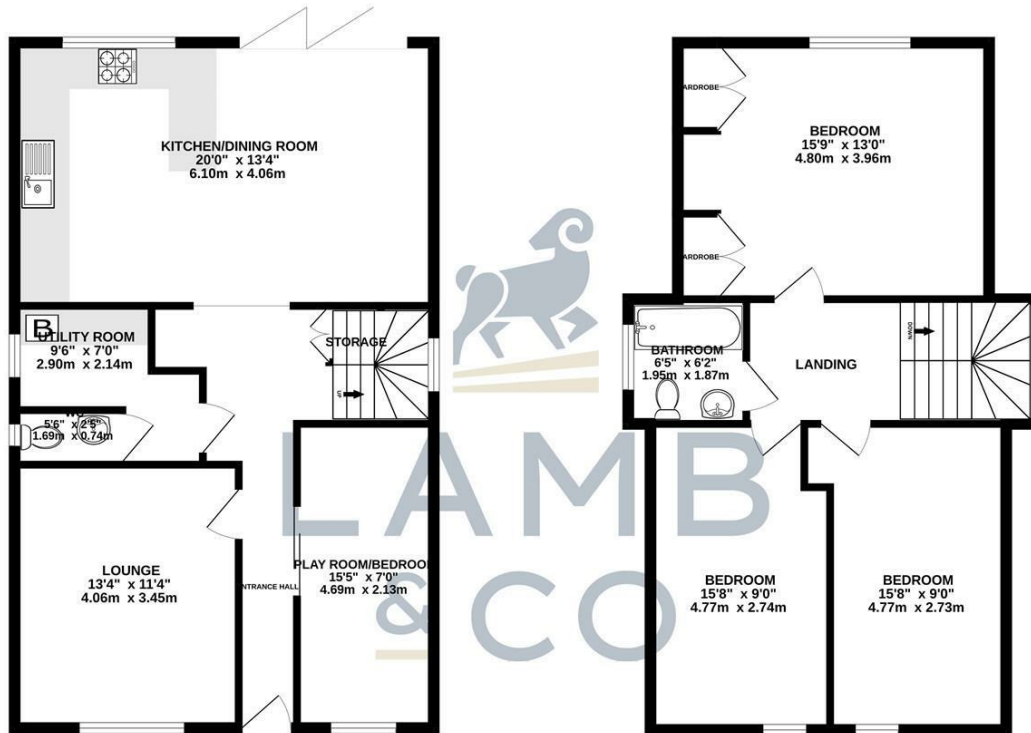
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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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