



LAMB & CO

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Inspired by property, driven by passion.



GRENFELL AVENUE, HOLLAND-ON-SEA, CO15 5XW

OFFERS IN EXCESS OF £325,000

This three bedroom detached house in desirable Holland-on-Sea boasts road parking and a garage, providing convenience and security. While a beautiful garden enhances the property's charm and potential for outdoor enjoyment. With its combination of comfort, convenience, and aesthetics, this residence presents an appealing opportunity for those seeking a home in this sought-after area.

- Three Bedrooms
- Well Presented Throughout
- Holland-On-Sea
- Dining Area
- Garage & Off Road Parking
- EPC - D

ENTRANCE HALL

BEDROOM THREE / STUDY

11'6" 8'5" (3.51m 2.57m)



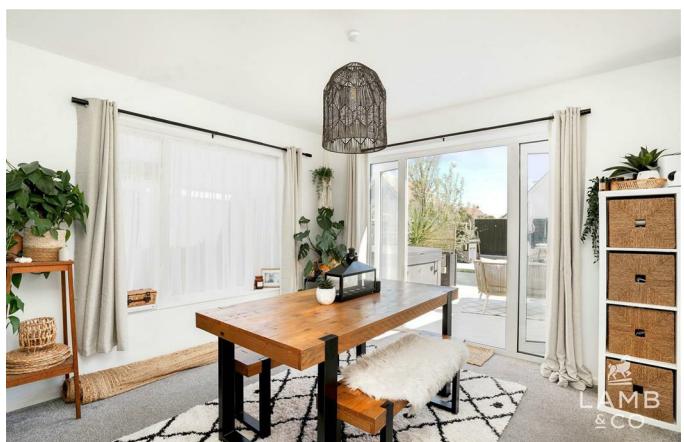
LIVING ROOM

15'3" 12'5" (4.65m 3.78m)



DINING ROOM

11'1" 10'1" (3.38m 3.07m)



KITCHEN

14'6" 10'1" (4.42m 3.07m)



UTILITY ROOM

8'3" 6'6" (2.51m 1.98m)

BEDROOM ONE

15'1" 9'1" (4.60m 2.77m)



BEDROOM TWO

11'5" 9'9" (3.48m 2.97m)



BATHROOM

7'2" 6'4" (2.18m 1.93m)



OUTSIDE

OUTSIDE REAR

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.

Additional Information Clacton

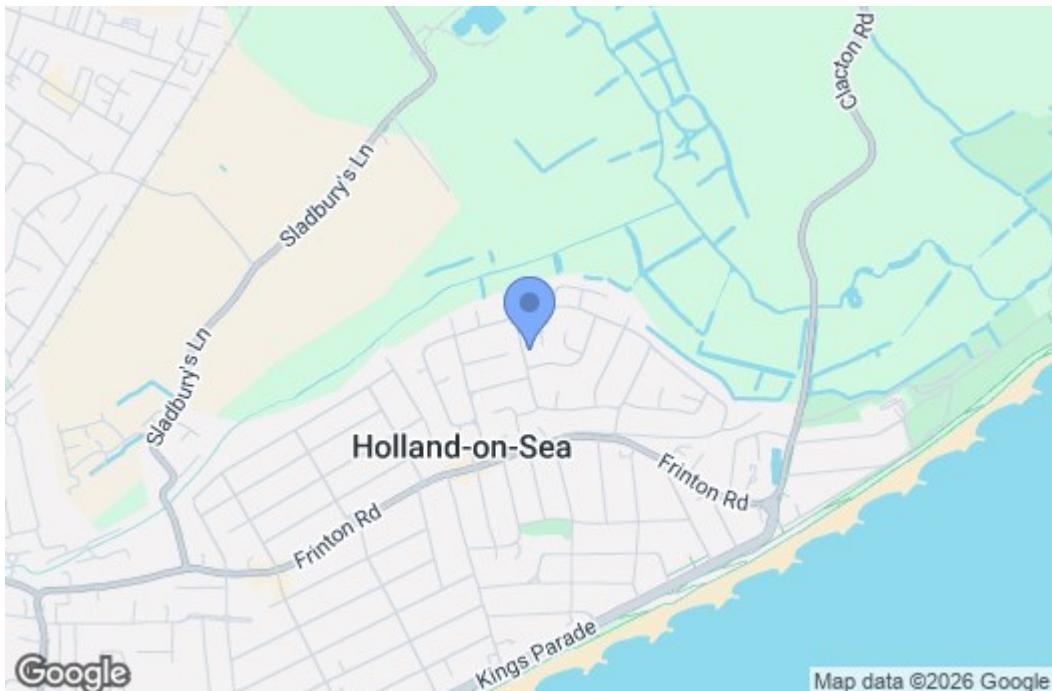
Council Tax Band: C

Heating: Gas

Seller's Position: Needs To Find (has offer agreed on property)

Garden Facing: East

Map

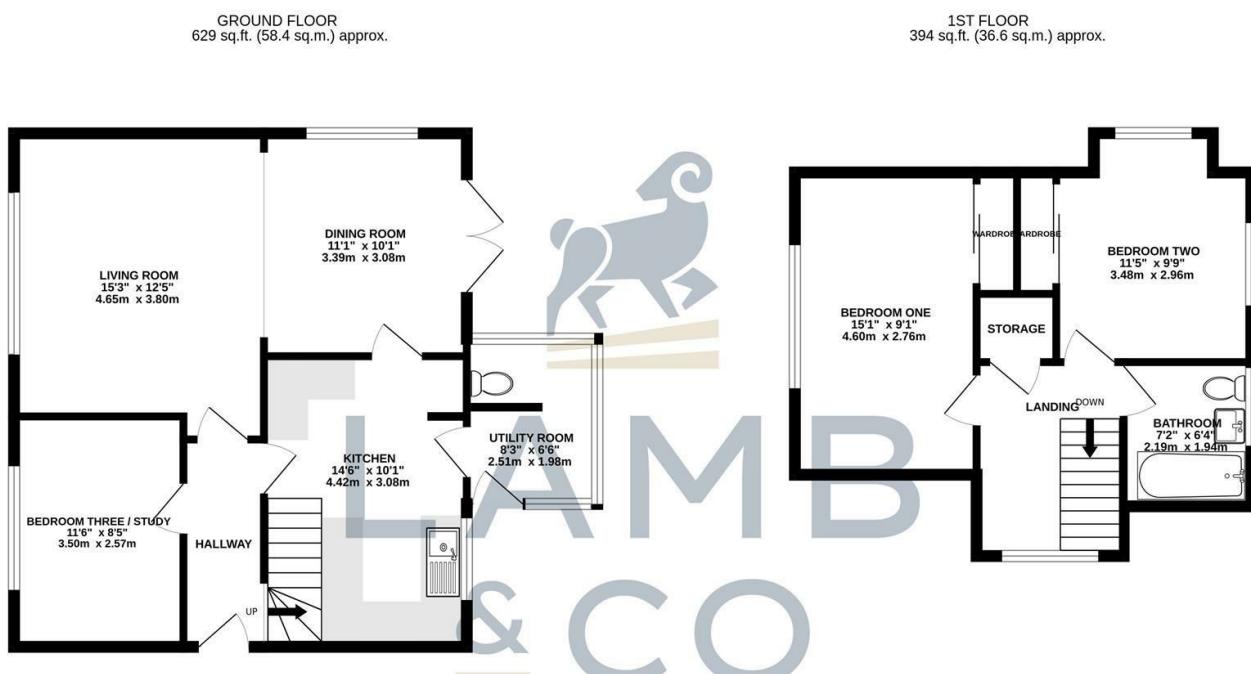


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			61
(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 : 1023 sq.ft. (95.0 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 durability or efficiency can be given.
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