



LAMB & CO

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Inspired by property, driven by passion.



KINGS AVENUE, HOLLAND-ON-SEA, CO15 5ES

GUIDE PRICE £260,000

**Guide price £260,000-£270,000 ** A semi-detached family home located on the sought after 'seafront side' of Holland-On-Sea area and benefitting from two reception rooms, a conservatory and off road parking. No onward chain.

- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- Seafront Side of Holland
- Conservatory
- EPC E

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SITTING ROOM

10'9 x 11'1 (3.28m x 3.38m)

LOUNGE

11'11 x 13'5 (3.63m x 4.09m)

CONSERVATORY

11'2 x 9'8 (3.40m x 2.95m)

KITCHEN

10'2 x 11'7 (3.10m x 3.53m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

9'11 x 11'8 (3.02m x 3.56m)

BEDROOM THREE

10'2 x 6'11 (3.10m x 2.11m)

BATHROOM

7'1 x 8'6 (2.16m x 2.59m)

WC

OUTSIDE

OUTSIDE REAR

PHOTOS

Please note the photos shown were taken before the current Tenant moved in, decoration may have changed since. Intended as a guide only and any party is encouraged to view before making an offer.

Additional Information

Council Tax Band: C

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: North East

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

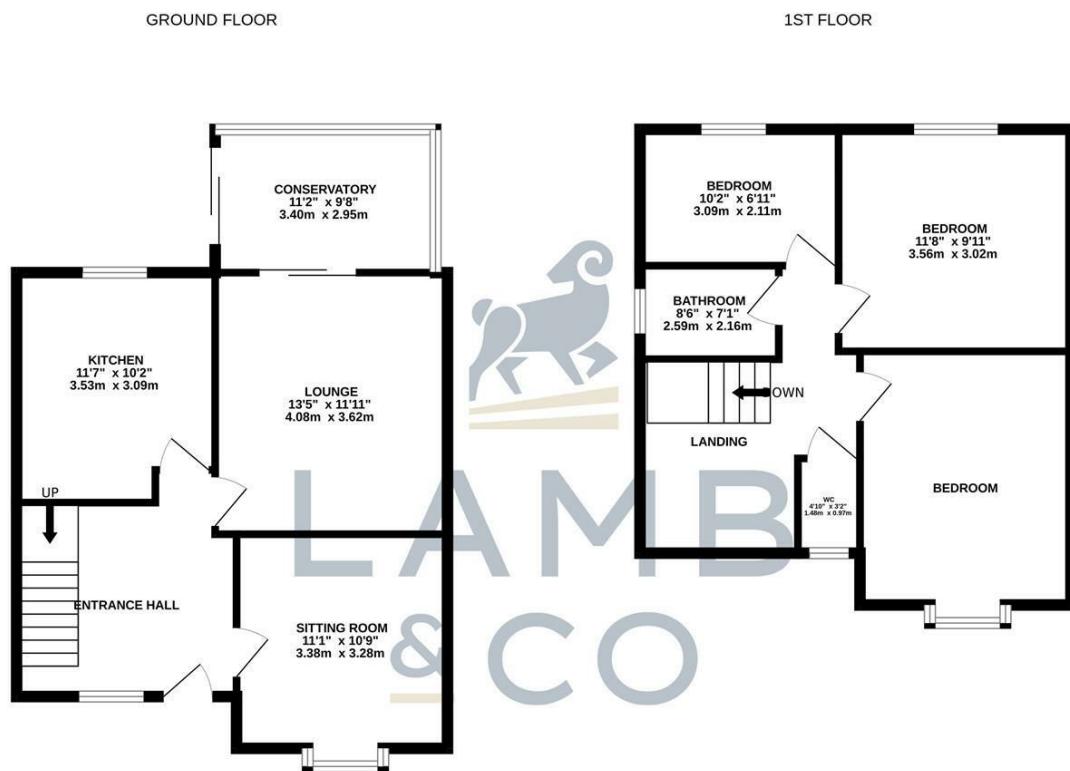


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		50	
(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			70
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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