



LAMB & CO

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HOLLAND ROAD, LITTLE CLACTON, CO16 9RS GUIDE PRICE £300,000

Guide Price £300,000-£325,000. Offering scope to improve, this charming bungalow boasts a utility room, a spacious lounge and a conservatory leading to a generous south facing garden with field views. Other benefits include off-road parking, garage, privately owned solar panels and no onward chain.

- Four Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- Field Views To The Rear
- Appx 150ft South Facing Garden
- EPC D
- Conservatory
- Utility Room
- Offering Scope To Improve

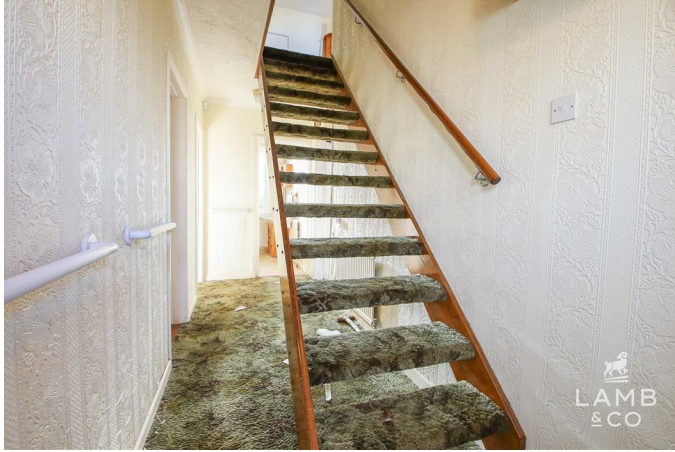


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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM THREE

12'11 x 11'11 (3.94m x 3.63m)



BEDROOM FOUR

11'0 x 10'11 (3.35m x 3.33m)



BATHROOM

7'8 x 5'10 (2.34m x 1.78m)



LOUNGE

24'10 x 12'10 (7.57m x 3.91m)



KITCHEN

16'10 x 11'7 (5.13m x 3.53m)



BEDROOM ONE

13'8 x 13'0 (4.17m x 3.96m)



UTILITY ROOM

CONSERVATORY

9'10 x 8'11 (3.00m x 2.72m)



BEDROOM TWO

13'0 x 12'0 (3.96m x 3.66m)



FIRST FLOOR

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: E

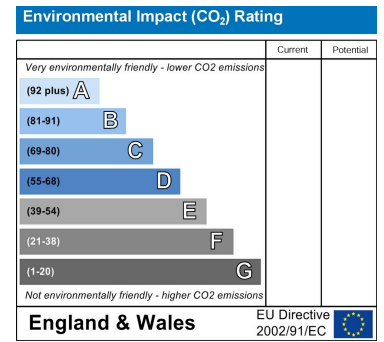
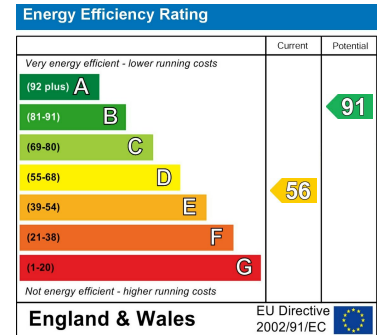
Heating: Oil heating

Seller's Position: No onward chain

Map



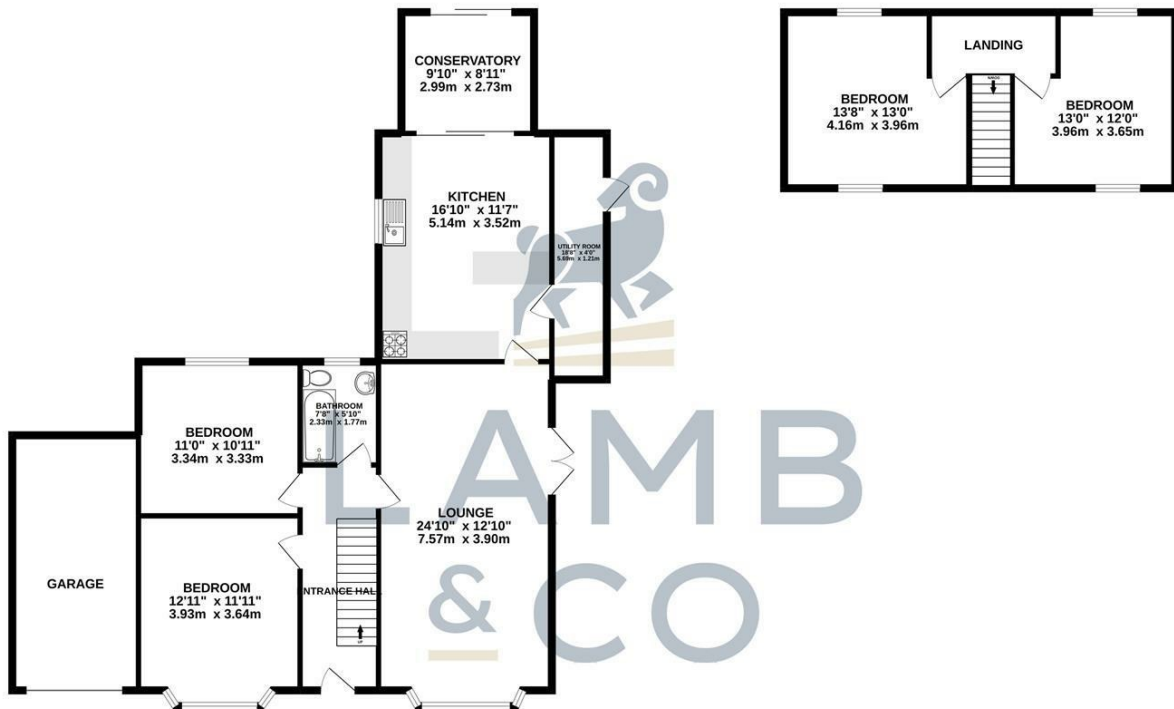
EPC Graphs



Floorplan

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1687 sq.ft. (156.7 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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