



LAMB & CO

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Inspired by property, driven by passion.



## QUEENSWAY, HOLLAND-ON-SEA, CO15 5LX

OIEO £475,000

Located in one of Holland-On-Sea's most desirable streets, this impressive family home boasts four bedrooms and three reception rooms, including a 24'10 extended family room with bi-fold doors. The property also benefits from a well-maintained garden, garage and parking for several vehicles.

- Four Bedrooms
- Three Reception Rooms
- Utility Room
- Garage & Parking
- Holland-On-Sea
- EPC: E



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## DINING ROOM

12'2" x 11'9" (3.71 x 3.58)



## LOUNGE

24'10" x 15'7" (7.57m x 4.75m)



## FAMILY ROOM

14'0 x 12'0 (4.27m x 3.66m)

## KITCHEN

12'5" x 8'7" (3.78 x 2.62)



## BREAKFAST ROOM

8'0" x 7'6" (2.44 x 2.29)



### UTILITY AREA

6'9" x 6'0" max (2.06m x 1.83m max)



### BEDROOM FOUR

19'1" x 9'1" (5.82 x 2.77)



### REAR LOBBY

### SHOWER ROOM

8'4 x 5'7 (2.54m x 1.70m)



### GARAGE

15'6 x 7'9 (4.72m x 2.36m)

### FIRST FLOOR

### FIRST FLOOR LANDING

### BATHROOM

12'1" x 8'8" (3.68 x 2.64)





## BEDROOM ONE

15'6" x 12'1" (4.72 x 3.68)



## BEDROOM TWO

12'2" x 11'2" (3.71 x 3.40)



## BEDROOM THREE

12'0" x 7'6" (3.66 x 2.29)



## OUTSIDE



## OUTSIDE REAR

Approx. 18.29 x 12.50



## 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.

Council Tax Band: E

EPC: E

Heating: Gas Central.

## 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

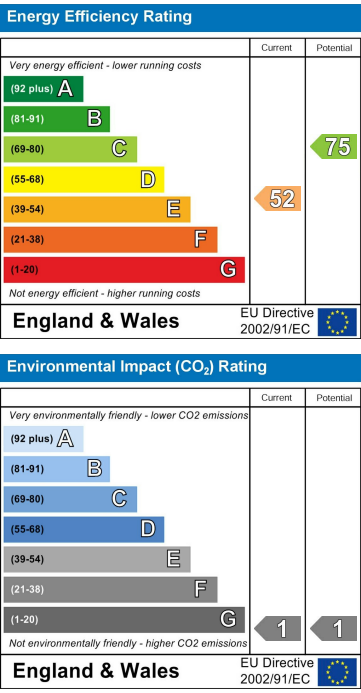
Council Tax Band: E  
Heating: Gas Central Heating  
Seller's Position: Needs To Find



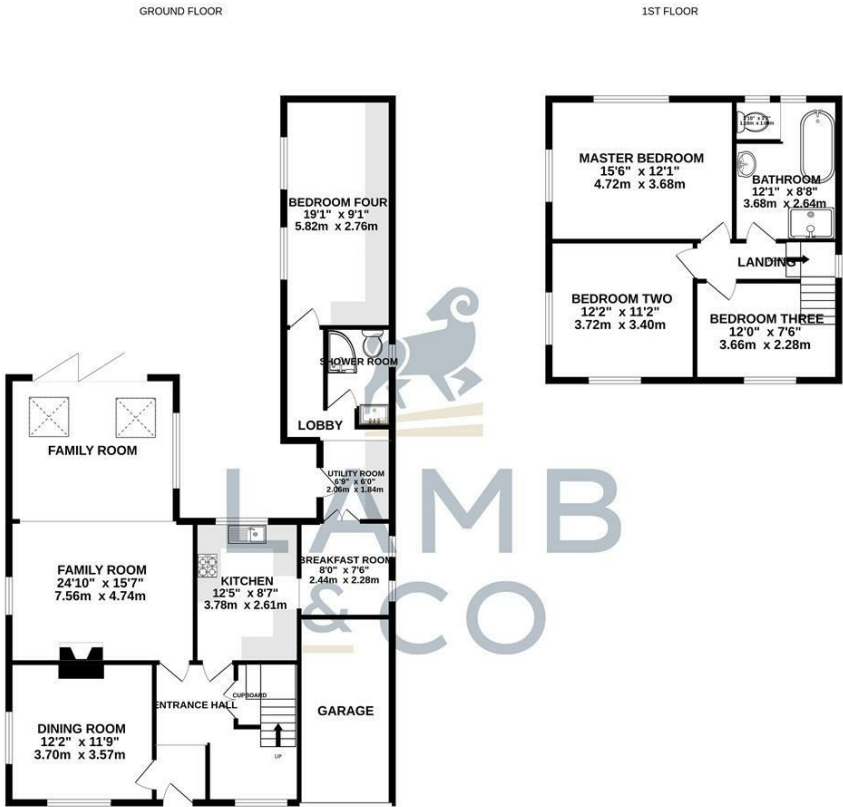
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.