



LAMB & CO

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Inspired by property, driven by passion.



BRENTWOOD ROAD, HOLLAND-ON-SEA, CO15 5DR

PRICE £325,000

A beautifully presented three-bedroom semi-detached bungalow in the sought-after seaside village of Holland-on-Sea, finished to a high standard throughout and offering a feeling of luxury modern living.

This exceptional home has been meticulously updated and designed with attention to detail, creating a space that feels like new from the moment you walk in. The accommodation is bright, stylish and thoughtfully laid out, perfectly suited for comfortable single-level living.

- Two/Three Bedrooms
- Holland-On-Sea
- Large Kitchen/Diner with Bi-Fold Doors
- Extended
- Exceptionally Presented Throughout
- Off Road Parking
- Landscaped Garden
- EPC D*

ENTRANCE HALL

BEDROOM TWO

10'00" 10'00" (3.05m 3.05m)



BEDROOM ONE

14'00" 10'3" (4.27m 3.12m)



BATHROOM

6'7" 6'7" (2.01m 2.01m)



LOUNGE

13'00" 10'3" (3.96m 3.12m)

BEDROOM THREE

6'7" 6'00" (2.01m 1.83m)



KITCHEN/DINING ROOM

18'5" 13'00" (5.61m 3.96m)



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.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

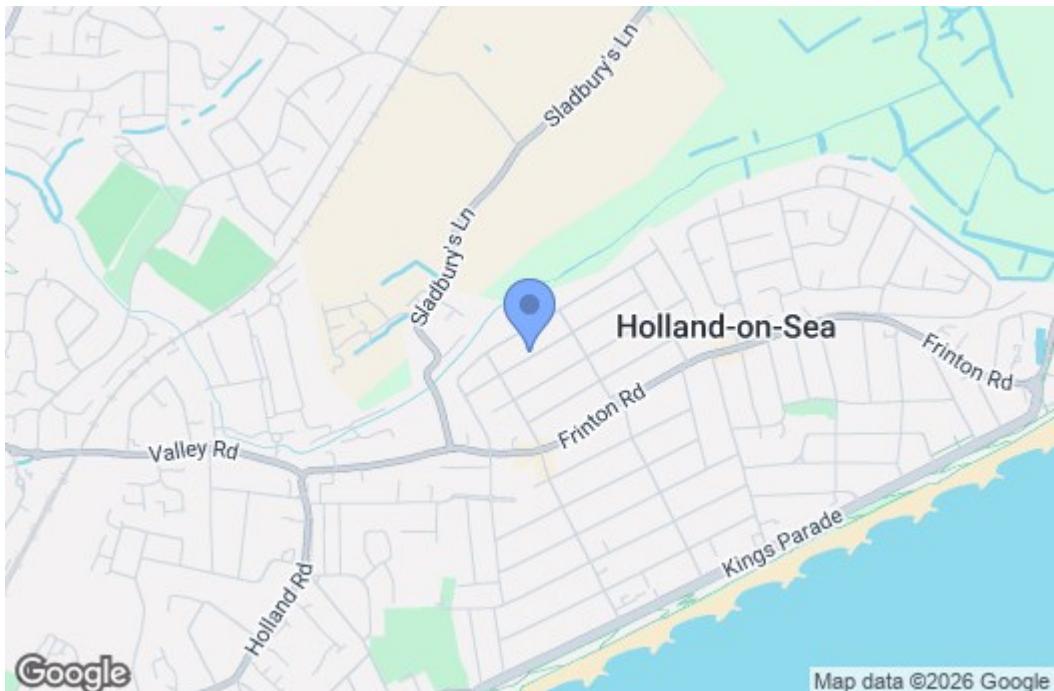
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

Map

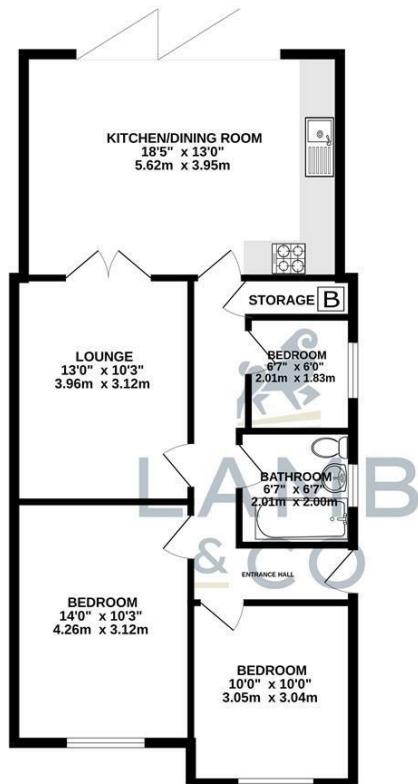


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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: 790 sq ft (73.4 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 inaccuracy. Prospective purchasers are advised to make their own enquiries on the property prior to purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measured May 2024

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.