



LAMB & CO

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Inspired by property, driven by passion.



FLEETWOOD AVENUE, HOLLAND-ON-SEA, CO15 5RE OFFERS IN EXCESS OF £250,000

A two-bedroom semi-detached bungalow for sale in the sought-after area of Holland-on-Sea, offered with no onward chain. This property features a spacious lounge, a fitted kitchen, and a modern shower room. Both bedrooms are well-proportioned, providing comfortable living space. The bungalow also benefits from a private rear garden and a garage. Ideally located close to local amenities, transport links, and the seafront, this home is a fantastic opportunity for those looking to downsize or invest in a hassle-free purchase in a desirable coastal location.

- Two Bedrooms
- Conservatory
- No Onward Chain
- Holland-On-Sea
- Garage
- EPC - D

ENTRANCE HALL

BEDROOM TWO

11'3" 8'8" (3.43m 2.64m)



BEDROOM ONE

14'6" 10'00" (4.42m 3.05m)



SHOWER ROOM

8'00" 5'5" (2.44m 1.65m)



LOUNGE

14'7" 11'00" (4.45m 3.35m)



KITCHEN

11'8" 8'9" (3.56m 2.67m)



CONSERVATORY

23'2" 6'9" (7.06m 2.06m)



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 Info

Council Tax Band: C

Heating: Gas

Services: Mains

Broadband: Ultrafast

Mobile Coverage: Vodaphone, O2 -Likely. EE, Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

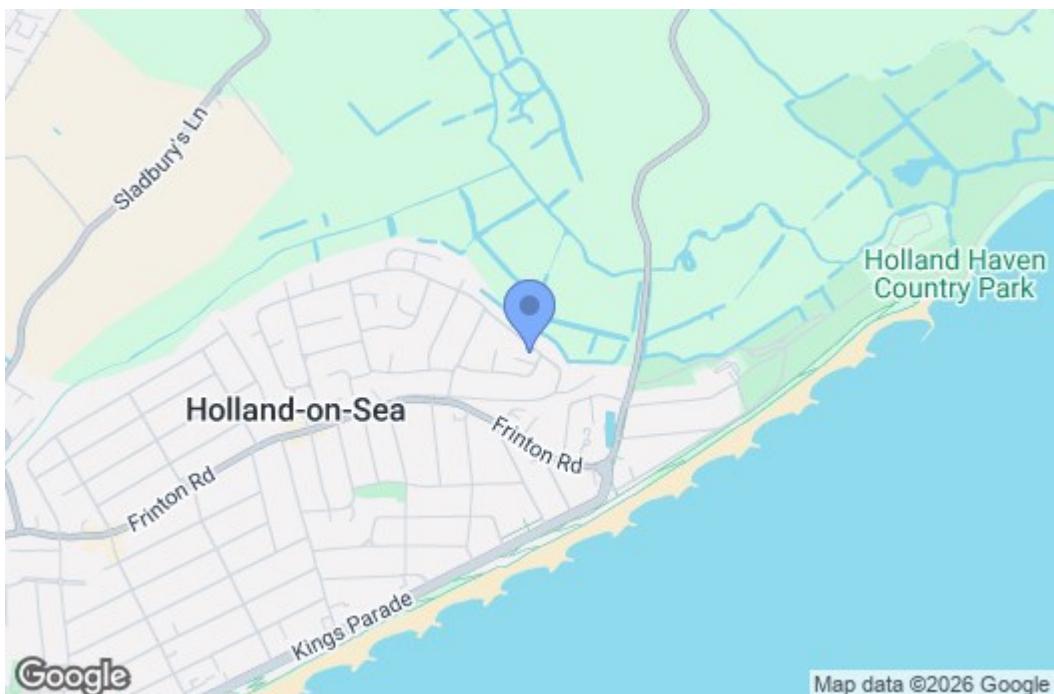
Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Map

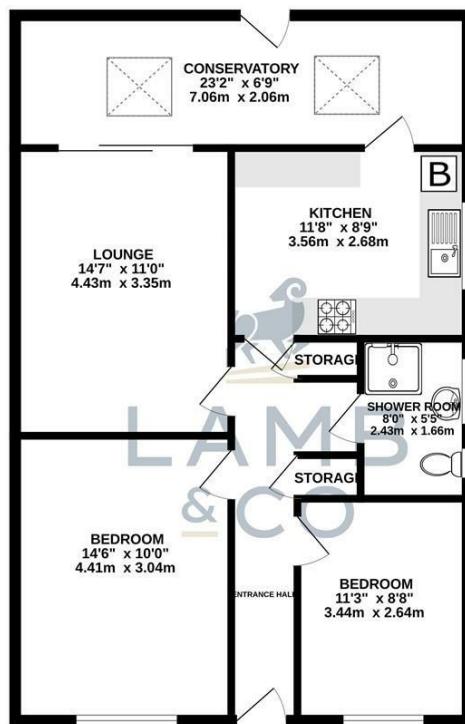


EPC Graphs

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: 825 sq ft (76.6 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 should not rely on these details and should satisfy themselves as to their suitability or otherwise before making any offer or entering into any contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.