



LAMB & CO

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Inspired by property, driven by passion.



DUDLEY ROAD, CLACTON-ON-SEA, CO15 3DW

PRICE £175,000

A three-bedroom terraced home located in the popular seaside town of Clacton-on-Sea, offering comfortable and practical living space ideal for first-time buyers, families, or investors. The property features a bright and spacious layout, with good-sized bedrooms and a private rear garden. Competitively priced to attract strong interest, this home represents excellent value for money and a fantastic opportunity to step onto the property ladder or expand an investment portfolio in a convenient and well-connected location.

- Three Bedrooms
- No Onward Chain
- Ideal First Time Buy
- Competitively Priced
- Lounge/Diner
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE/DINER

23'7" 16'00" (7.19m 4.88m)



KITCHEN

16'00" 10'7" (4.88m 3.23m)



BATHROOM

7'7" 7'00" (2.31m 2.13m)



BEDROOM TWO

10'6" 10'00" (3.20m 3.05m)



BEDROOM ONE

13'6" 9'5" (4.11m 2.87m)



BEDROOM THREE

8'00" 6'00" (2.44m 1.83m)



Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

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

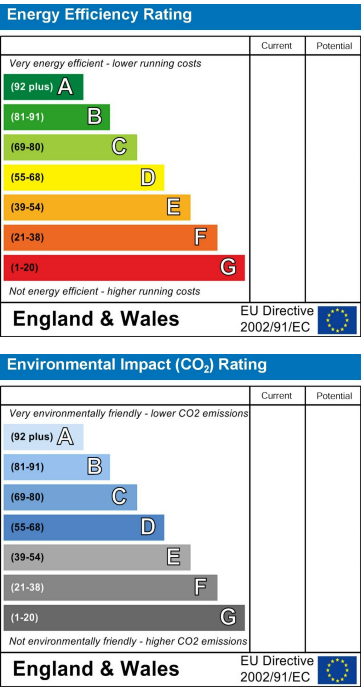
Rights & Easements:

Flood Risk: Low

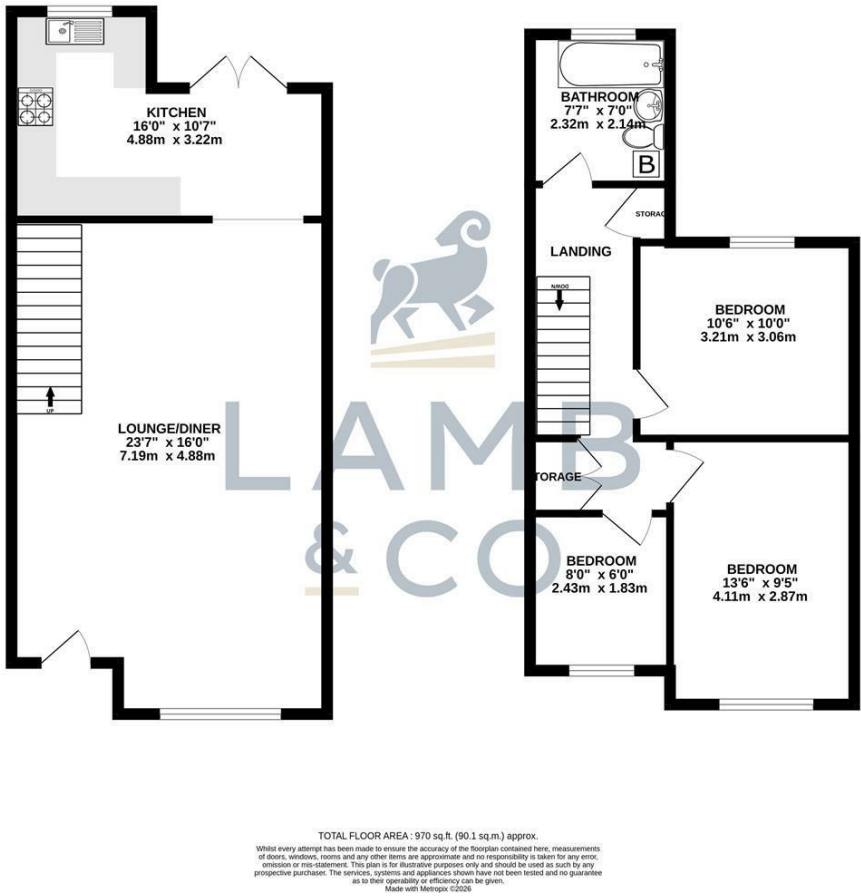
Map



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.