LAMB & CO

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Inspired by property, driven by passion.

DAHLIA CLOSE, CLACTON-ON-SEA, CO16 7BU

OFFERS IN EXCESS OF £200,000

A three-bedroom mid-terrace family home in Clacton-on-Sea, offered with no onward chain for a smoother, quicker sale process. The property provides a practical and versatile layout, ideal for first-time buyers, growing families, or investors.

- Three Bedrooms
- Ideal First Time Buy
- No Onward Chain
- Conservatory
- Garage In Block
- EPC - TBC

ENTRANCE HALL

W.C

5'4" 3'00" (1.63m 0.91m)

KITCHEN

12'00" 9'00" (3.66m 2.74m)

LOUNGE

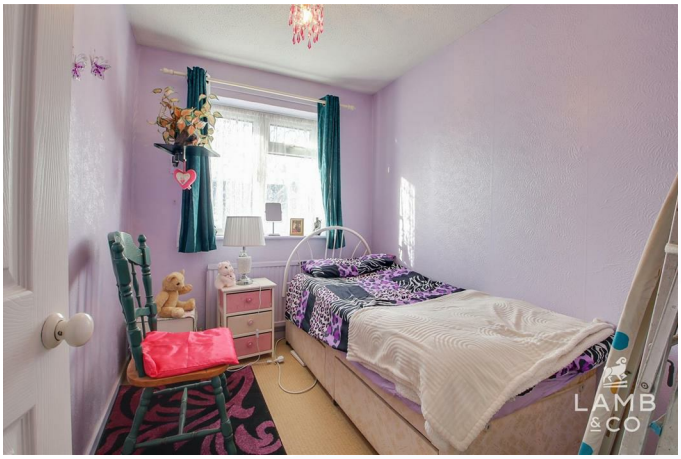
16'7" 12'7" (5.05m 3.84m)

CONSERVATROY

14'00" 9'7" (4.27m 2.92m)

BEDROOM THREE

9'00" 7'00" (2.74m 2.13m)



BEDROOM ONE

12'00" 9'4" (3.66m 2.84m)

BEDROOM TWO

10'7" 9'4" (3.23m 2.84m)

BATHROOM

7'00" 6'7" (2.13m 2.01m)

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

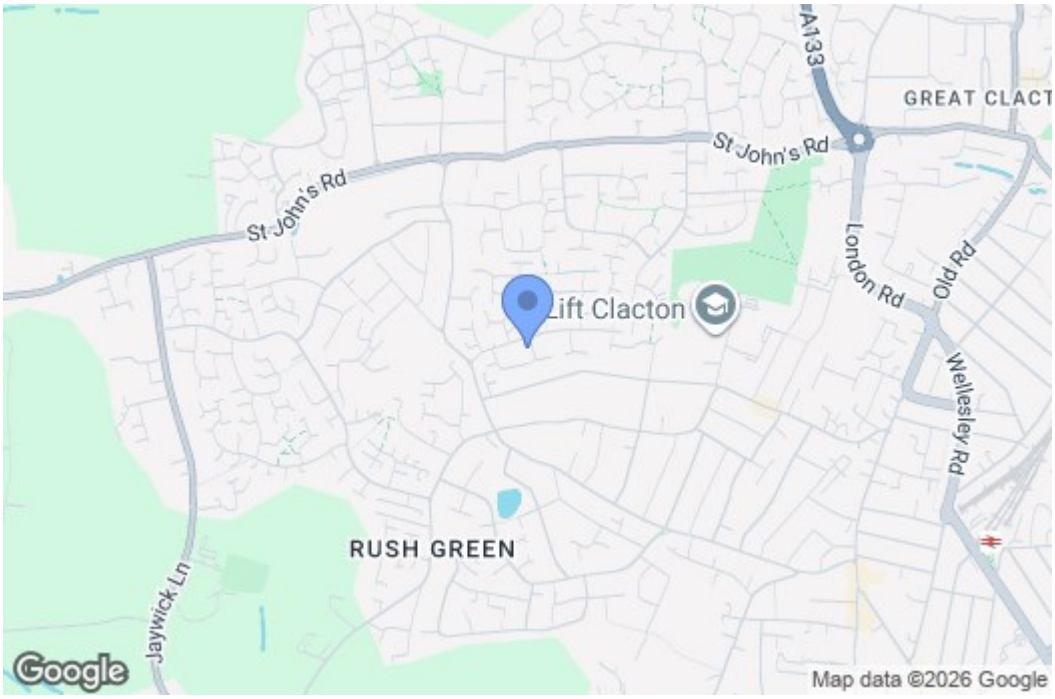
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

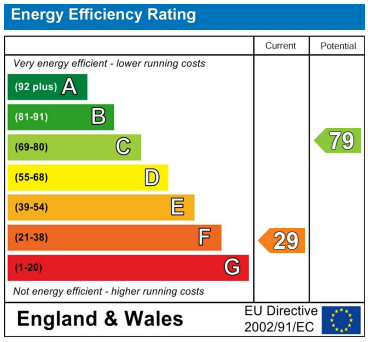
Material Information

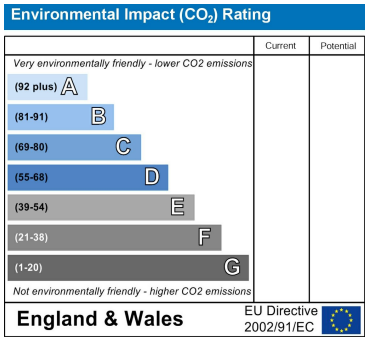
Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: West

Map

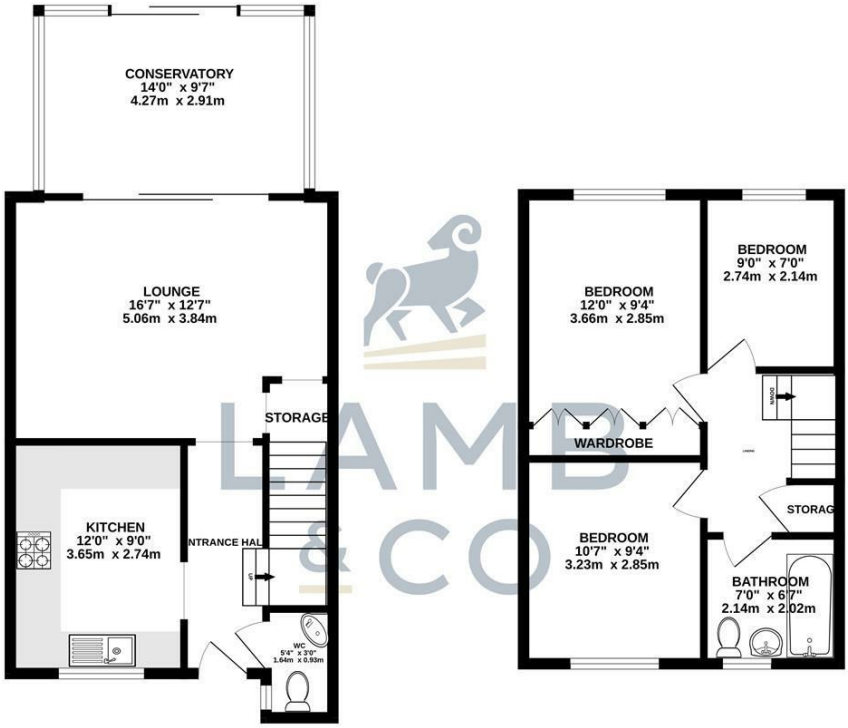


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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 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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