



LAMB & CO

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Inspired by property, driven by passion.



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

GUIDE PRICE £255,000

GUIDE PRICE £255,000 - £265,000. This three-bedroom detached house in Clacton-on-Sea offers well-proportioned accommodation, making it an ideal home for families or those looking to upsize. The property features a spacious lounge, a fitted kitchen, and three good-sized bedrooms, along with a family bathroom. Externally, the house benefits from a private rear garden and off-road parking, providing both practicality and outdoor space.

- Three Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- Downstairs W.C
- Ideal Family Home
- EPC - D



## ENTRANCE HALL

### W.C

5'6" 2'10" (1.68m 0.86m)

## KITCHEN

11'11" 9'4" (3.63m 2.84m)



## LOUNGE

17'00" 12'4" (5.18m 3.76m)



## BEDROOM THREE

8'8" 6'11" (2.64m 2.11m)



## BEDROOM ONE

11'10" 9'8" (3.61m 2.95m)



## BEDROOM TWO

10'6" 9'8" (3.20m 2.95m)



## BATHROOM

6'10" 5'7" (2.08m 1.70m)



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: C

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

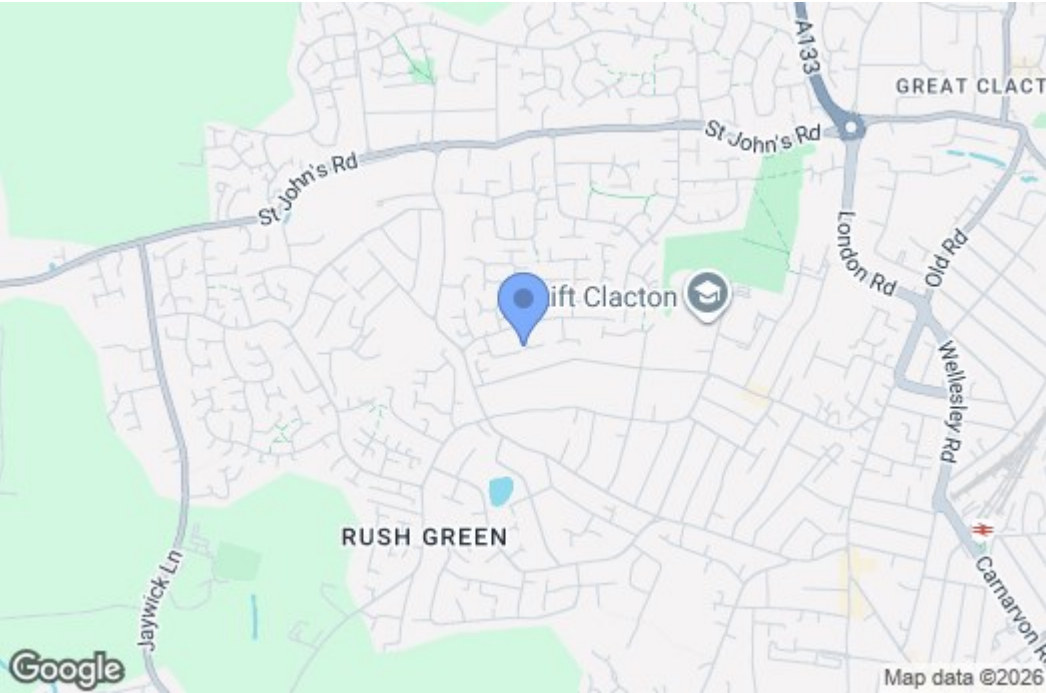
Construction: Conventional

Restrictions: No

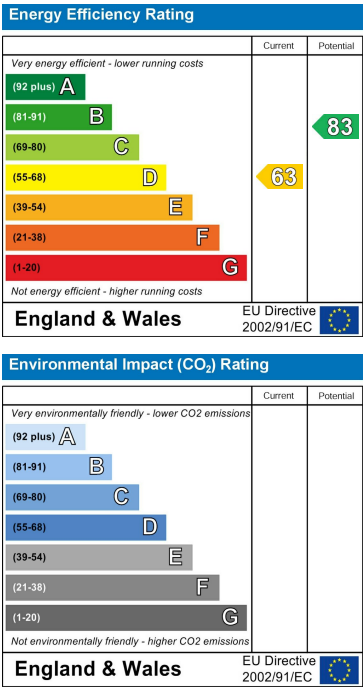
Rights & Easements: No

Flood Risk: Low

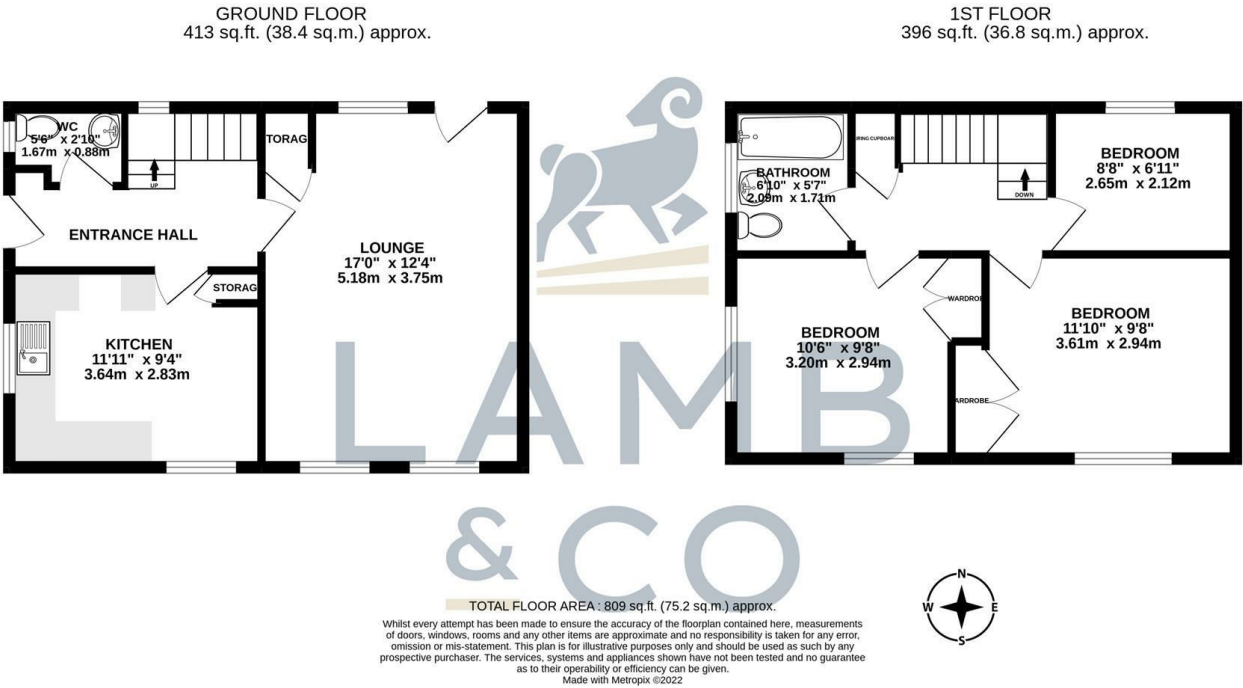
Map



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.