



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

Guide Price £210,000 - £220,000. 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
- No Onward Chain
- Garage In Block
- Ideal First Time Buy
- Conservatory
- 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)



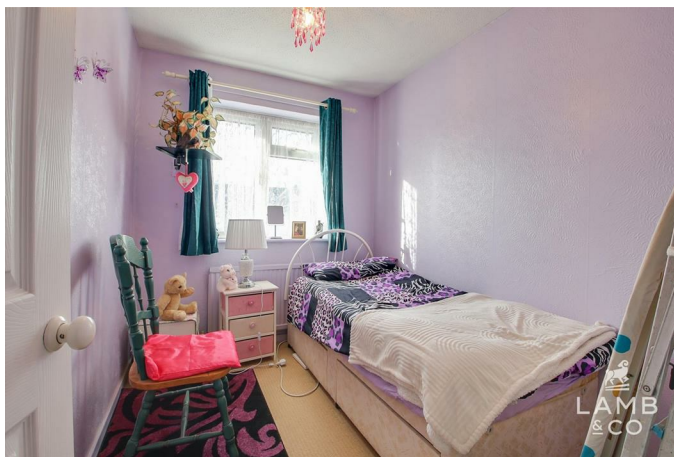
CONSERVATROY

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

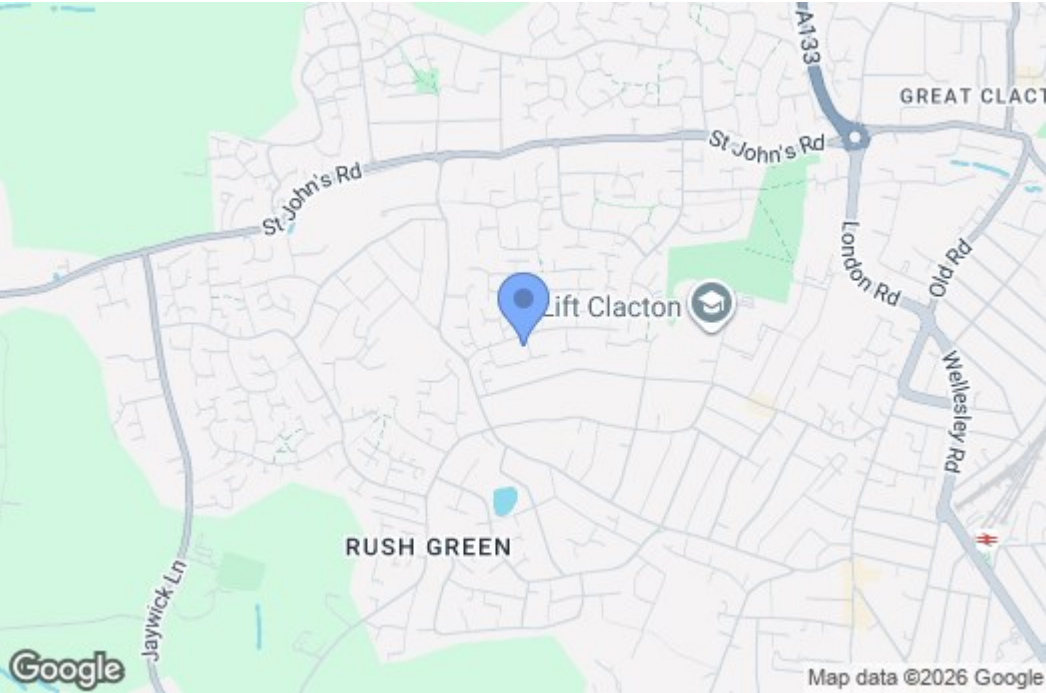
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

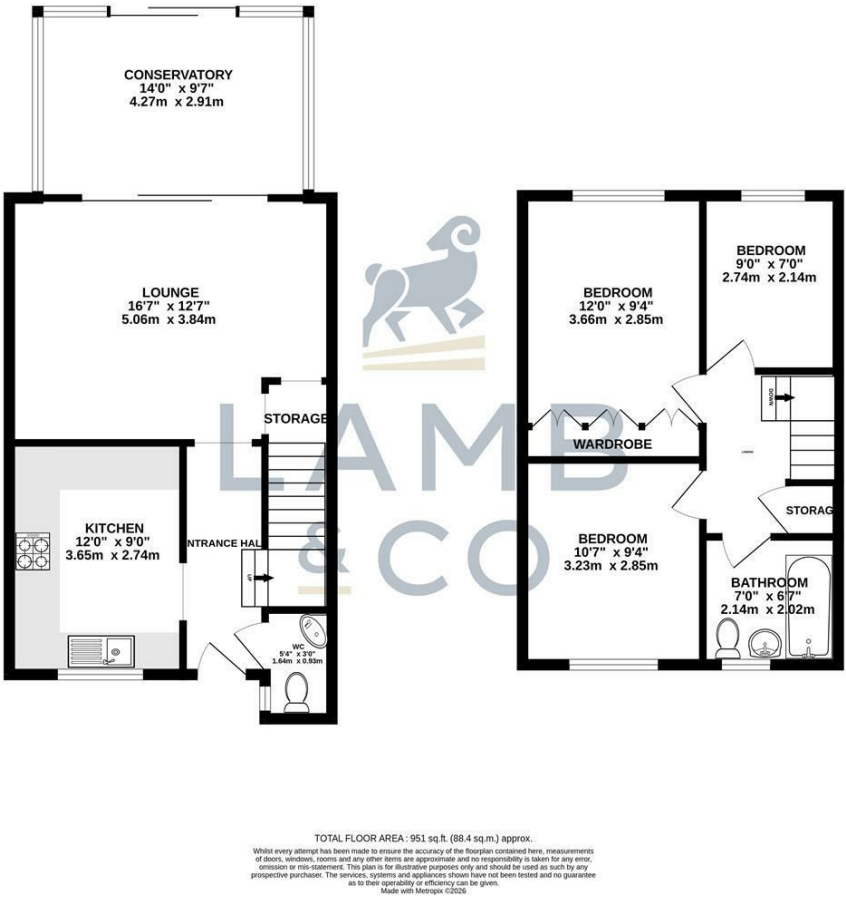
Map



EPC Graphs



Floorplan



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.