



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



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

PRICE £185,000

Nestled on the fringes of Clacton town centre, this two-bedroom mid-terraced home is an ideal choice for first-time buyers or investors. Offered with no onward chain, the property ensures a swift and hassle-free purchase.

- Two Bedrooms
- Ideal First Time Buy Or Buy To Let
- No Onward Chain
- Well Presented
- Close To Amenities
- EPC - C

LOUNGE

14'00" 10'8" (4.27m 3.25m)



BATHROOM

7'9" 6'5" (2.36m 1.96m)



KITCHEN

14'00 9'00" (4.27m 2.74m)



BEDROOM ONE

14'22 9'00" (4.27m 2.74m)



BEDROOM TWO

14'2" 9'00" (4.32m 2.74m)



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.

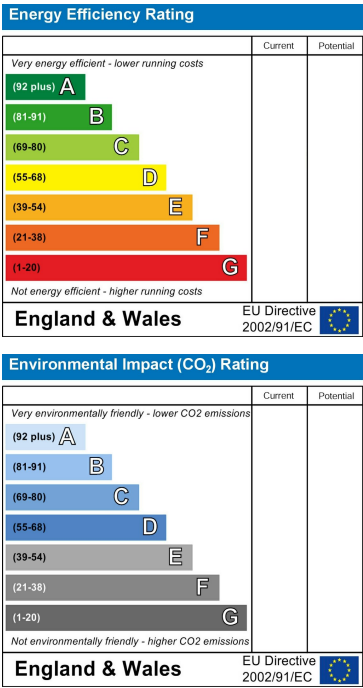
Material Information

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

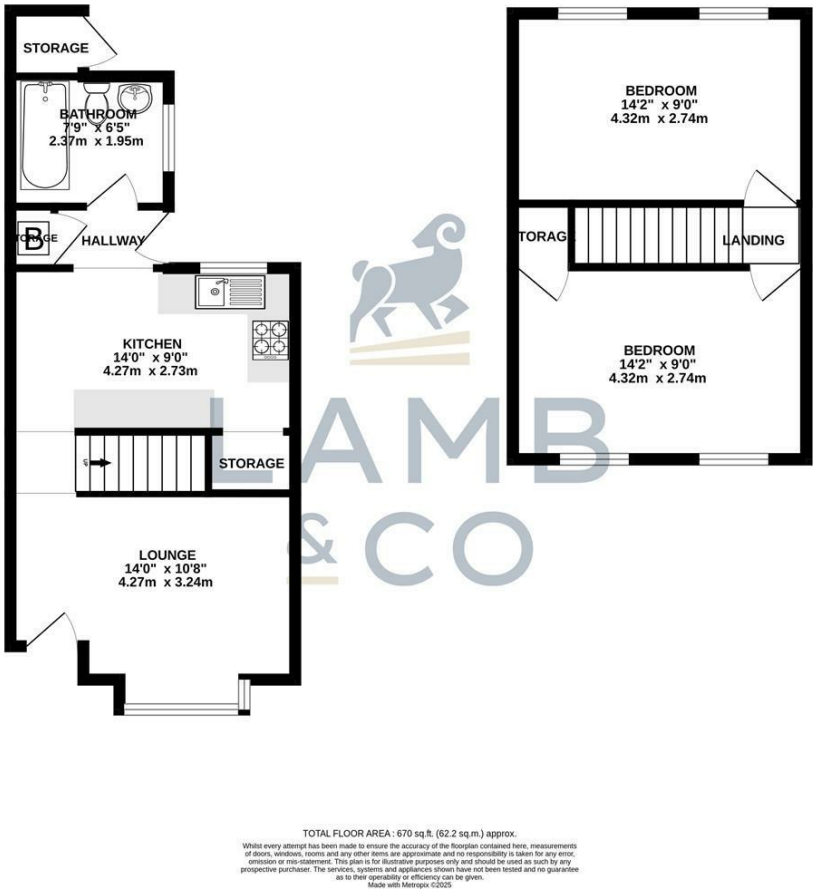
Map



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.