



LAMB & CO

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



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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.

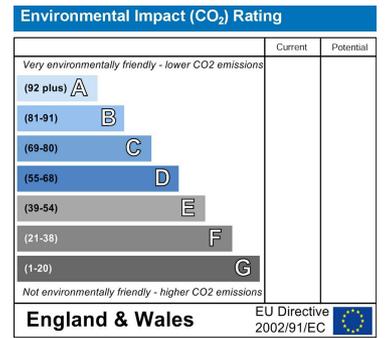
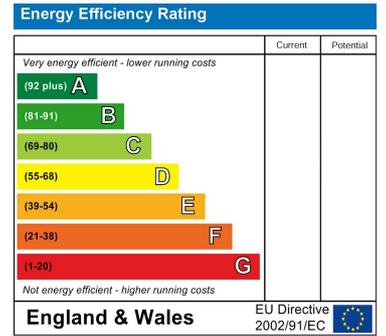
Material Information

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



TOTAL FLOOR AREA: 670 sq ft. (62.2 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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