



LAMB & CO

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

PRICE £175,000

A three-bedroom terraced home located in the popular seaside town of Clacton-on-Sea, offering comfortable and practical living space ideal for first-time buyers, families, or investors. The property features a bright and spacious layout, with good-sized bedrooms and a private rear garden. Competitively priced to attract strong interest, this home represents excellent value for money and a fantastic opportunity to step onto the property ladder or expand an investment portfolio in a convenient and well-connected location.

- Three Bedrooms
- No Onward Chain
- Ideal First Time Buy
- Competitively Priced
- Lounge/Diner
- EPC - TBC



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE/DINER

23'7" 16'00" (7.19m 4.88m)



KITCHEN

16'00" 10'7" (4.88m 3.23m)



BATHROOM

7'7" 7'00" (2.31m 2.13m)



BEDROOM TWO

10'6" 10'00" (3.20m 3.05m)



BEDROOM ONE

13'6" 9'5" (4.11m 2.87m)



BEDROOM THREE

8'00" 6'00" (2.44m 1.83m)



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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

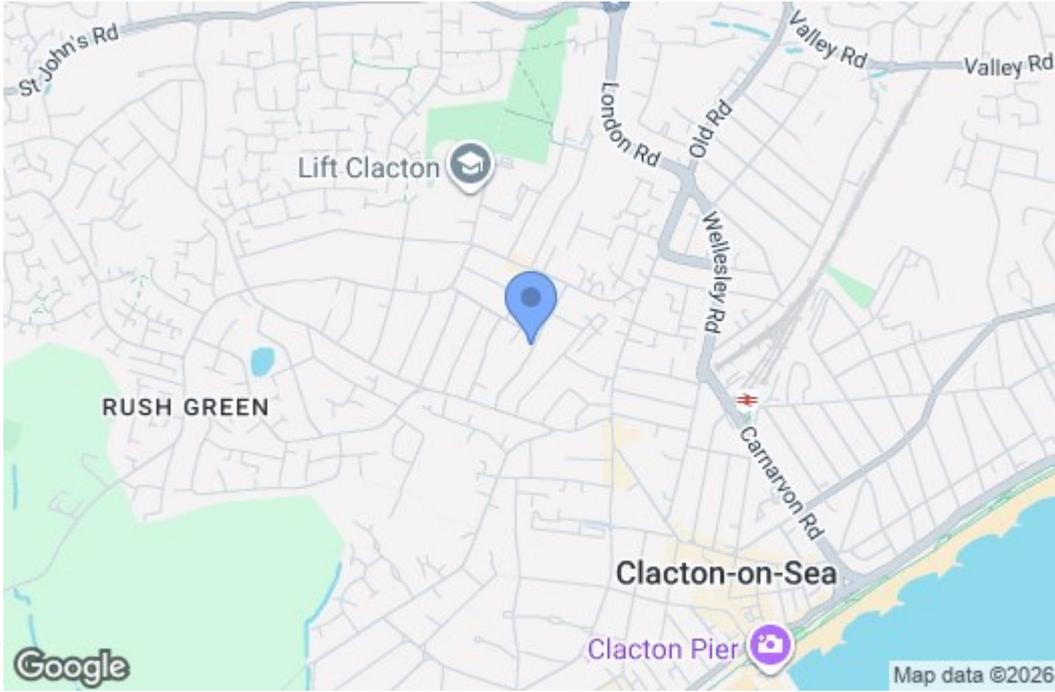
Construction: Conventional

Restrictions: No

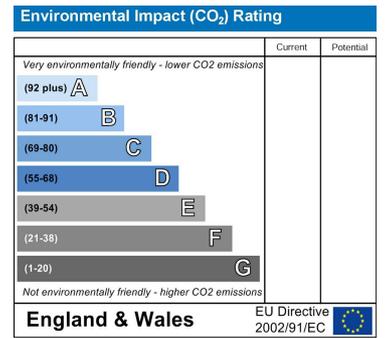
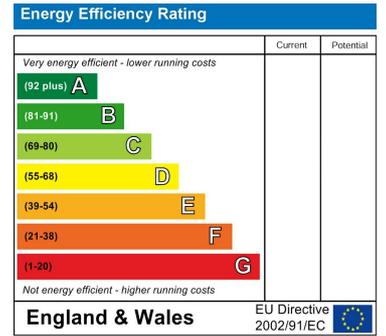
Rights & Easements:

Flood Risk: Low

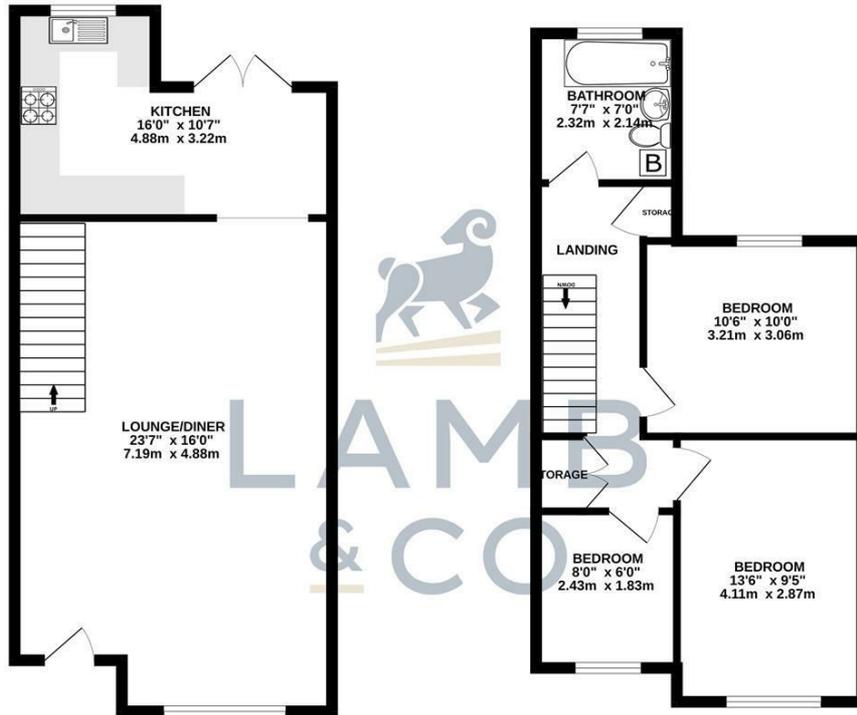
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 970 sq ft (90.1 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 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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