



LAMB & CO

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

### GUIDE PRICE £250,000

GUIDE PRICE £250,000 - £270,000. 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



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## 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

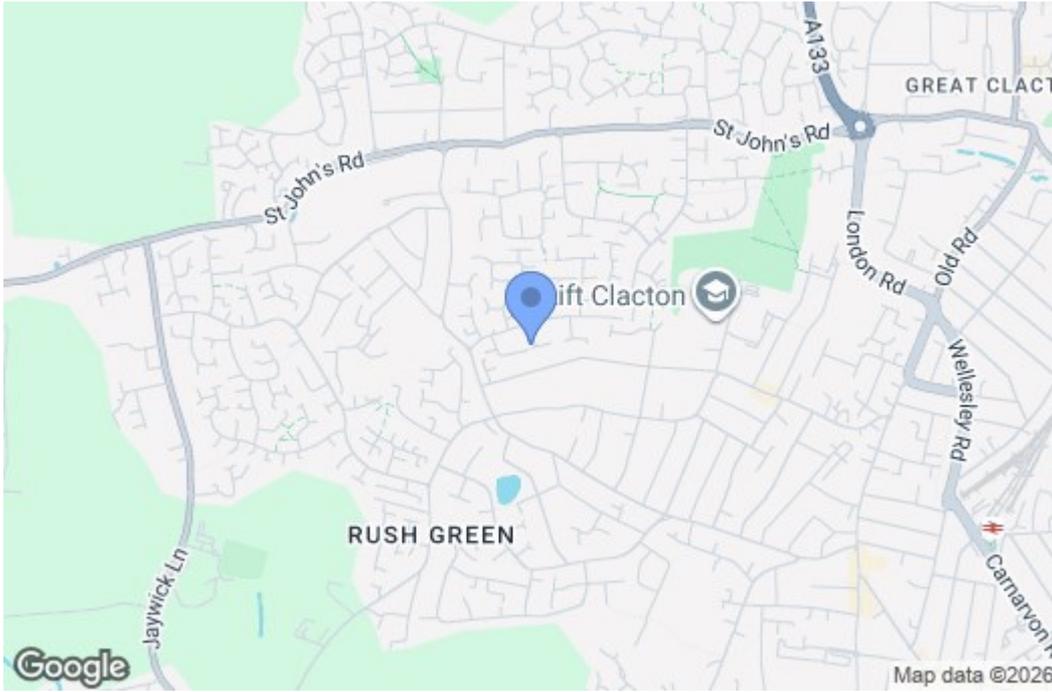
Construction: Conventional

Restrictions: No

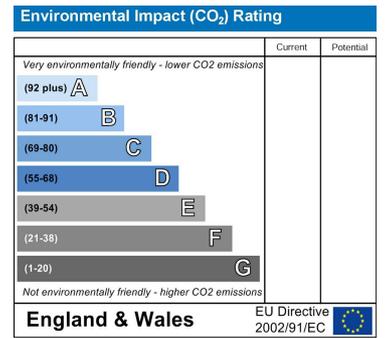
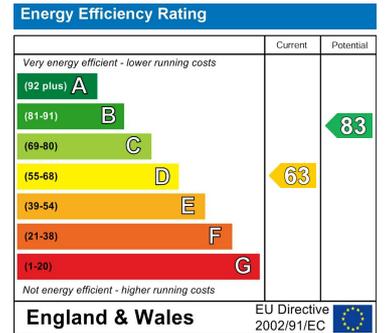
Rights & Easements: No

Flood Risk: Low

## Map

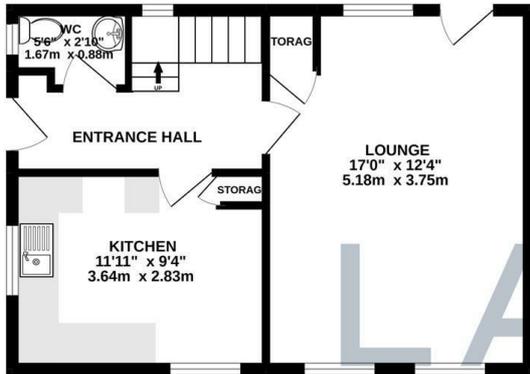


## EPC Graphs

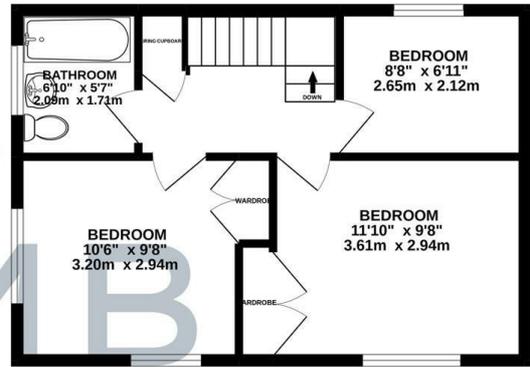


## Floorplan

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA: 809 sq.ft. (75.2 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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