



LAMB & CO

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

**PRICE £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
- Ideal First Time Buy
- No Onward Chain
- Conservatory
- Garage In Block
- 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)



## CONSERVATORY

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

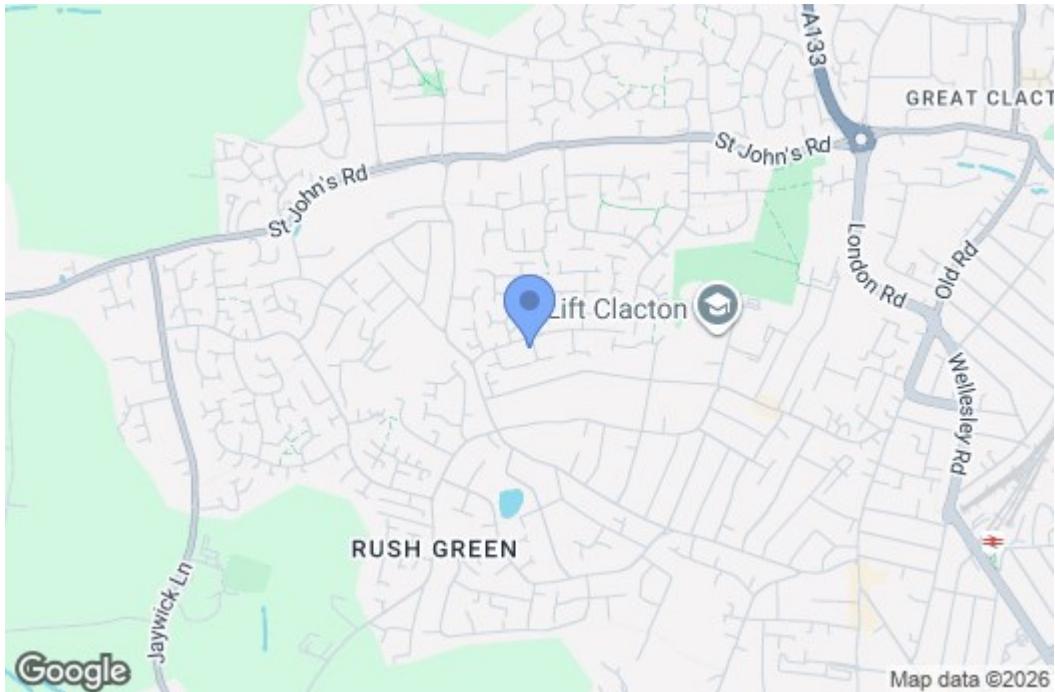
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

## Map

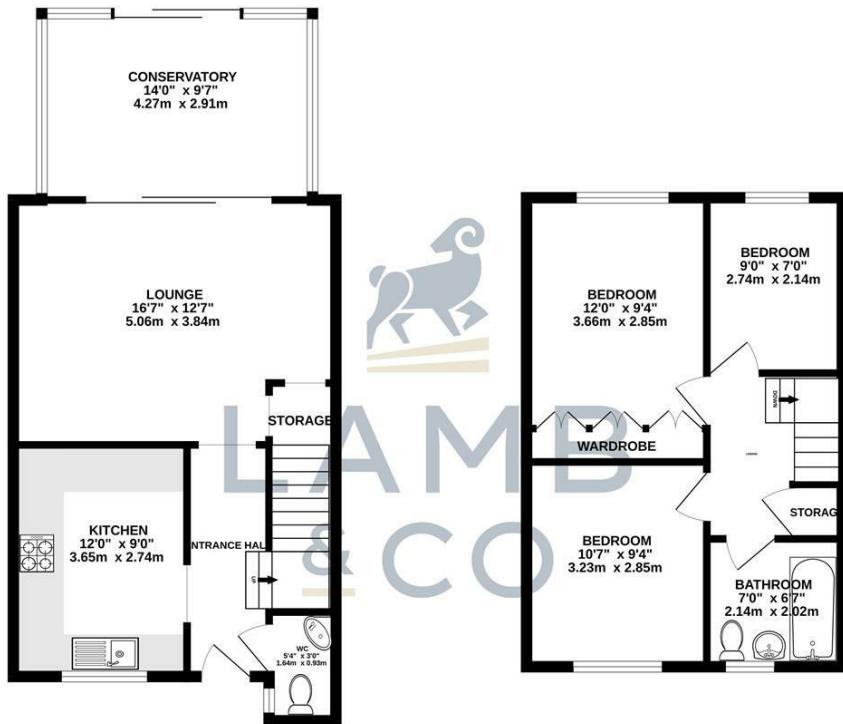


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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 inaccuracy that they may contain. These plans are for guidance only and do not form any part of any legal agreement. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

Made with Micros CAD

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.