LAMB & CO

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Inspired by property, driven by passion.









AUSTIN AVENUE, CLACTON-ON-SEA, CO15 2JT

PRICE £55,000

** Cash buyers only ** Located in the Brooklands area of Jaywick, this two bedroom timber-framed bungalow being sold with no onward chain. An ideal investment with a potential rental income of £580 PCM, giving a potential yield of 10-12%..

- Two Bedrooms
- No Onward Chain
- Cash Buyers Only
- Approx. % Yield
- Close To Beach & Amenities
- EPC-E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

15'2 x 10'3 (4.62m x 3.12m)



KITCHEN

8'0 x 4'9 (2.44m x 1.45m)



SHOWER ROOM

6'7 x 5'0 (2.01m x 1.52m)



BEDROOM ONE

9'0 x 7'7 (2.74m x 2.31m)



BEDROOM TWO

9'0 x 7'7 (2.74m x 2.31m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: A
Heating: Air source heat pump
Services: All Mains
Mains electricity - Yes
Mains gas - N/A
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 77%
EE - 81%
Three - 81%
Vodafone - 84%
Construction: Timber Framed
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: West
Non-Standard Features to note: N/A

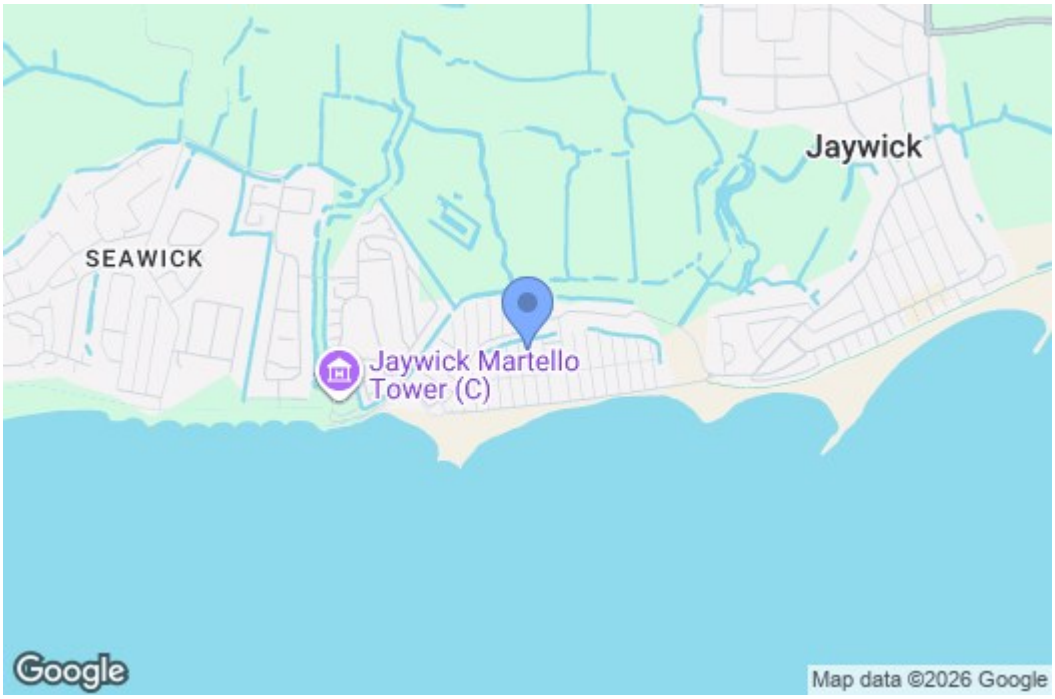
Agents Note Sales

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.

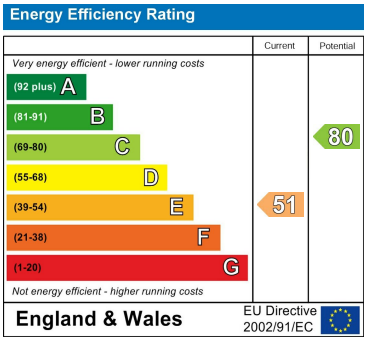
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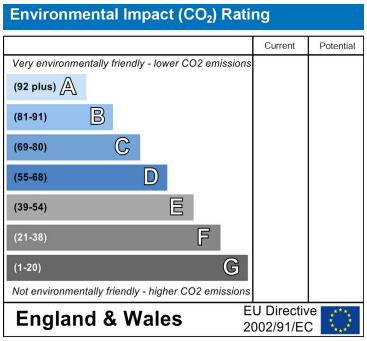
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

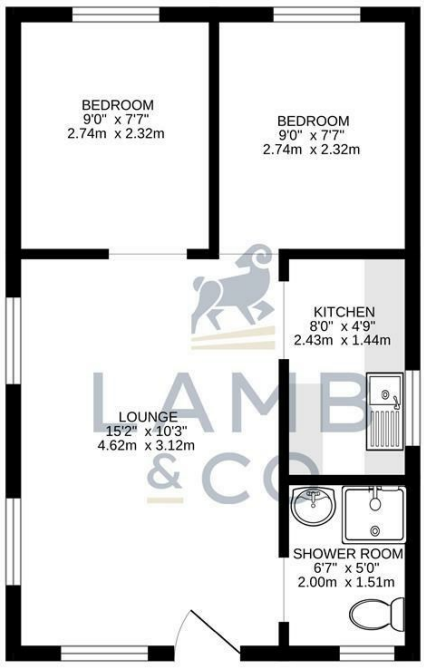


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 367 sq.ft. (34.1 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 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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