



Jaywick Lane Clacton-On-Sea, CO16 8BG

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW. The bungalow benefits from having an approximately 75' REAR GARDEN. The property is situated within 1.5 miles from Clacton-on-Sea's regenerated beaches and seafront, town centre and mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 16' x 11' Lounge
- 10'2 x 9'3 Kitchen
- 9'10 x 9'7 Dining Room / Study Area
- 9'6 x 8'10 Conservatory
- Ground Floor Shower Room
- Approximately 75' Rear Garden
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating C



Guide Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed door leading to:

ENTRANCE HALL

Loft access. Radiator. Airing cupboard. Door to:

STUDY/DINING AREA

9'10 x 9'7

Radiator. Double glazed window to front. Stair flight to first floor landing. Open access to:



LOUNGE

11'0 x 16'0

Gas feature fireplace (not tested). Radiator. Double glazed windows to the front.



KITCHEN

10'2 x 9'3

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with inset microwave below and extractor hood above (not tested). Inset double oven. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear. UPVC double glazed side door leading to the outside side.



BEDROOM ONE

14'2 x 9'0

Built in wardrobes. Radiator. Double glazed window to rear. UPVC double glazed door leading to:



CONSERVATORY

9'6 x 8'10

Fully double glazed with UPVC French doors leading onto the rear garden.



SHOWER ROOM

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin with a stainless steel mixer tap. Step in shower cubical with a wall mounted shower attachment above. Majority tiled. Heated towel rail. Double glazed window to side.



FIRST FLOOR LANDING

Two storage cupboards. Double glazed window to side. Door to:



BEDROOM TWO

15'7 x 9'10

Radiator. Double glazed window to rear.



BEDROOM THREE

11'2 x 8'5

Radiator. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles with the remainder being laid to lawn. Side access leading to:



GARAGE

Garage has an up and over door.



OUTSIDE REAR

Patio paved area with remainder being laid to lawn and stone shingle. Enclosed by panel fencing. Borders are lined with flowers and shrubs. One wooden storage shed. One greenhouse. Separate door leading from the garden to the garage. Side pedestrian access leading to the outside front.



ALTERNATIVE VIEW OF OUTSIDE REAR



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band; B
Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

BA 09/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Particular Disclaimer

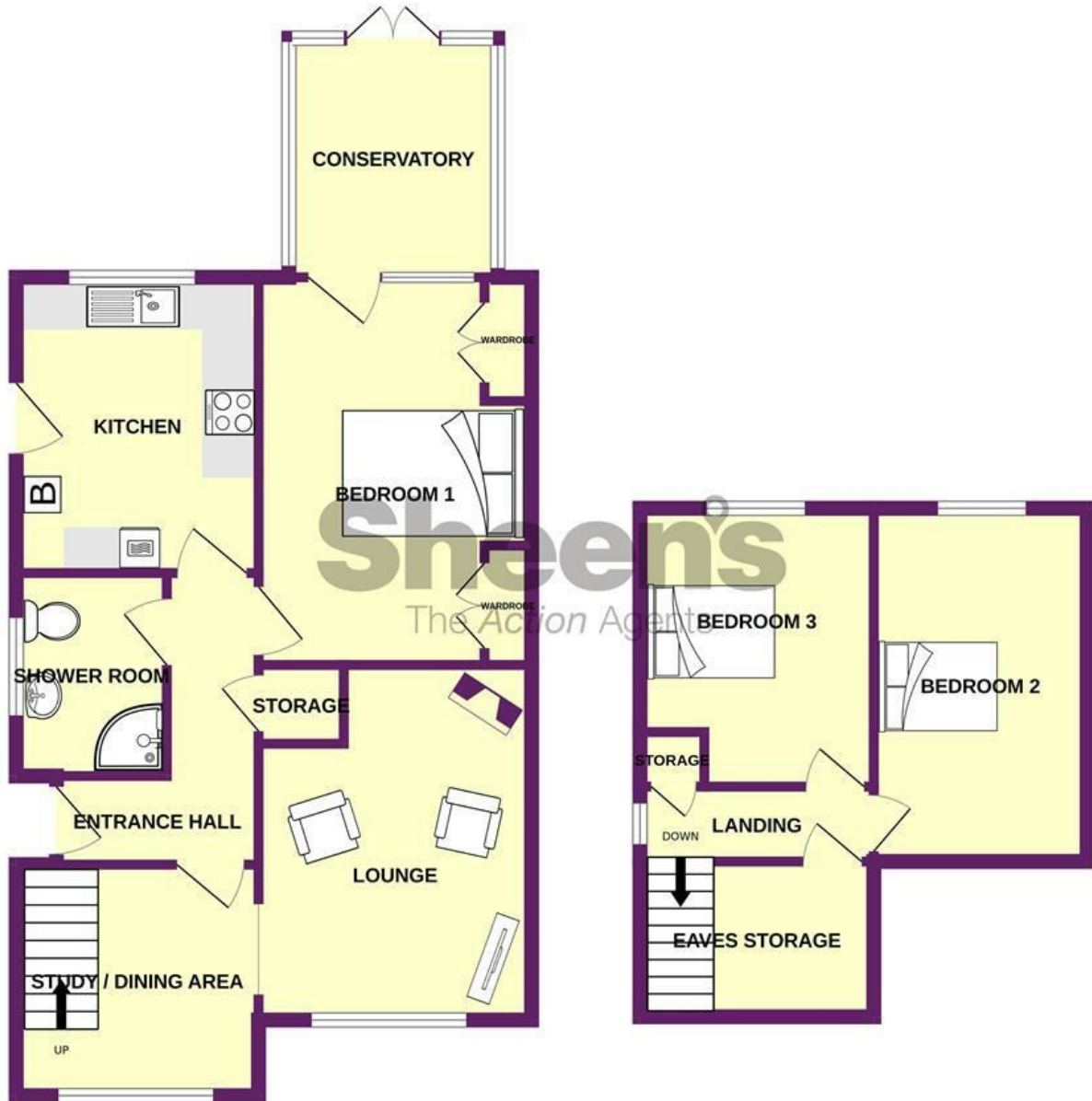
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GROUND FLOOR

1ST FLOOR



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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Selling properties... not promises

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