



## Vauxhall Avenue Jaywick, CO15 2LA

This Solid Brick Built FOUR BEDROOM, TWO RECEPTION ROOM DETACHED CHALET BUNGALOW is located in the Brooklands Area of Jaywick just 50 Metres from the Beach and Sea Front. The property benefits an EN-SUITE, FAMILY BATHROOM & GROUND FLOOR W.C along with OFF STREET PARKING & GARAGE. Clacton's town centre, sea front and mainline railway station are positioned around two and three quarter miles. An early inspection is advised to appreciate the space on offer.

- Four Bedrooms
- En-Suite & Family Bathrooms
- 13'6 x 12'4 max Lounge
- 9'7 x 7'5 Dining Room
- Ground Floor W.C
- 9'3 Fitted Kitchen
- Courtyard Style Garden
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax A



**Price £150,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Built in double storage cupboard. Open access to dining room.



### DINING ROOM

9'7 x 7'5

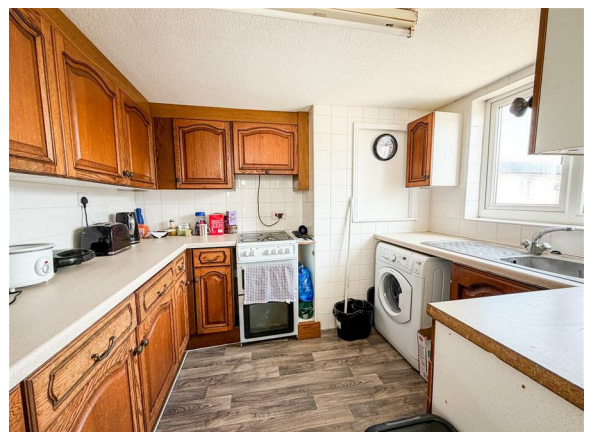
Wood effect flooring. Tall fridge freezer recess. Double glazed window to side. Open access to inner lobby. Door to bedroom four. Open access to kitchen.



### KITCHEN

9'3 max x 7'9 narrowing to 6'3

Fitted with a range of medium Oak veneer panel fronted units which comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tiled splashbacks. Wood effect flooring. Double glazed window to front.



## BEDROOM FOUR

11'4 x 7'7 max

Electric night storage heater (not tested). Double glazed window to rear.



## INNER LOBBY

Stair flight to first floor. Built in storage cupboard. Doors to:



## GROUND FLOOR W.C.

Fitted with a White suite comprising low level W.C. Wash hand basin. Fully tiled walls. Extractor fan (not tested). Wood effect flooring.



## LOUNGE

13'6 max x 12'4 narrowing to 8'3

Electric night storage heater (not tested). Wood effect flooring. Double glazed window and additional double glazed entrance door to front.



## BEDROOM ONE

11'8 x 10'10

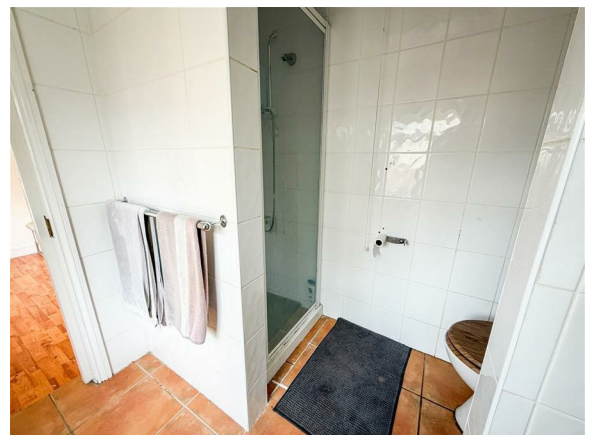
Wood effect flooring. Double glazed window to rear. Door to en-suite.



## EN-SUITE

7' x 6'7 max

Fully tiled walls. Fitted with a three piece White suite comprising independent shower cubicle with wall mounted electric shower (not tested). Low level W.C. Vanity wash hand basin with cupboards below. Extractor fan (not tested). Wall mounted electric heater (not tested). Tiled flooring.



## FIRST FLOOR LANDING

Concealed storage cupboard with hot water cylinder (not tested). Loft access. Doors to:





## BEDROOM TWO

16' max x 12'2 max

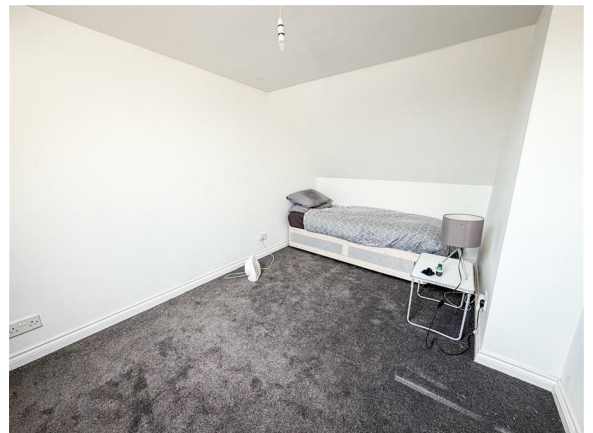
Part sloping ceilings. Velux window.



### BEDROOM THREE

16' x 9'1" narrowing to 7'10"

Part sloping ceilings. Velux window.



### FAMILY BATHROOM

Fitted with a three piece White suite comprising panelled bath. Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Wood effect flooring. Part sloping ceilings. Velux window.



## OUTSIDE FRONT

Hard standing area providing off street parking. Remainder being laid to lawn and soil. Garage with up and over door (19'9 x 9'2). Access to either side of the property leading to courtyard garden.



## OUTSIDE REAR

29' x 11'

Courtyard style garden with hard standing pathway. Part enclosed by panelled fencing. In need to cultivation.





## JAYWICK SEA FRONT

Jaywick Beaches and Sea Front is located within 50 Metres.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): No (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: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### JE 0426

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](http://www.sheens.co.uk).

### Particular Disclaimer

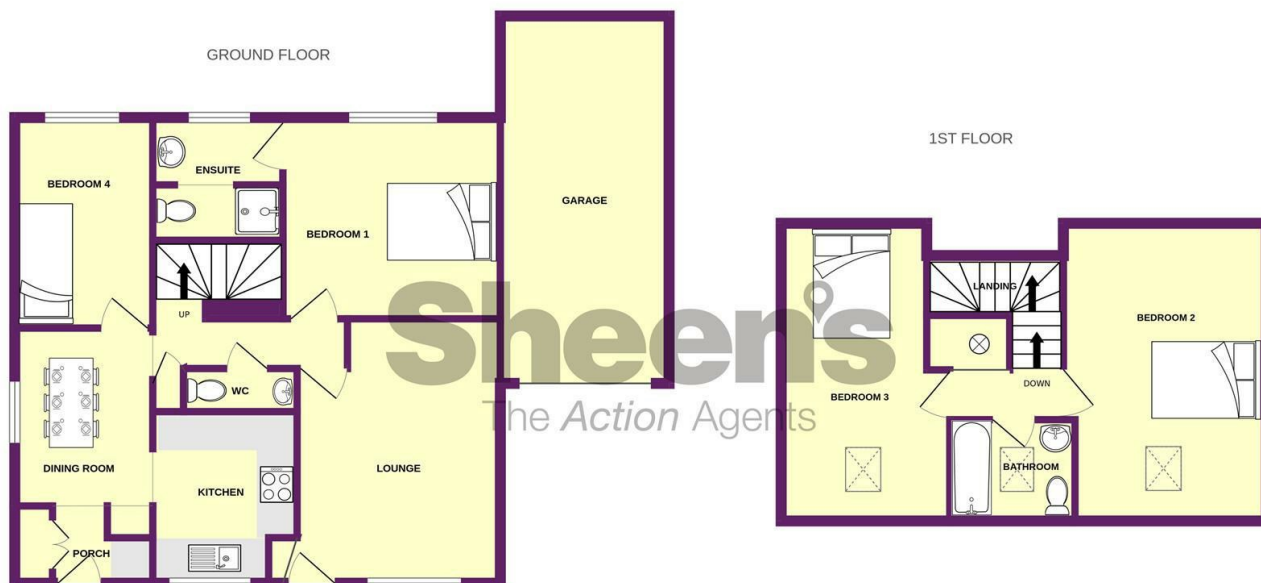
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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