



## Rover Avenue Jaywick, CO15 2LP

We are pleased to offer for sale this Cavity Brick constructed MODERN TWO BEDROOM DETACHED BUNGALOW built circa 2006. The property is situated in the 'Grasslands' area of Jaywick which is within 250 metres of the sea front and half a mile of the new award winning 'Sunspot' business centre. Clacton's town centre and mainline railway station are also located around two and a half miles away. Offered with No Onward Chain with clean and tidy decoration throughout, an early viewing is strongly advised.

- Two Bedrooms
- 23'7 Attic Room
- Open Plan Lounge/Kitchen
- 'Jack & Jill' Bathroom
- Fully Double Glazed
- Electric Heating (n/t)
- West Facing Courtyard Garden
- No Onward Chain
- Viewing Advised
- EPC Rating D & Council Tax A



**Price £150,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

Wood effect flooring. Wall mounted electric night storage heater (not tested). Steep wooden stair ladder to attic room. Doors to:



### OPEN PLAN LOUNGE/KITCHEN

Wood effect flooring. Wall mounted electric night storage heater (not tested). Two double glazed window to front. Kitchen area comprises wood effect laminate fronted units, Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer sink unit. Range of matching wall mounted units. Tall larder cupboard with space for integrated fridge freezer. Integrated washer/dryer (not tested). Inset four ring electric hob with extractor hood above. Inset under counter electric oven. Tiled splash backs.



### LOUNGE AREA

13'5 x 10' max



## KITCHEN AREA

8'7 x 8'3 max



## BEDROOM ONE

11'5 x 10'1

Wall mounted electric night storage heater (not tested). Double glazed double doors to rear. Door to 'Jack and Jill' bathroom.



## BEDROOM TWO

8'6 x 6'

Wall mounted electric night storage heater (not tested). Double glazed window to rear.



### 'JACK AND JILL' BATHROOM

Fitted with a white suite comprises panelled bath with wall mounted electric shower (not tested). Glazed shower screen. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Additional access door from hallway.



### FIRST FLOOR ATTIC ROOM

23'7 x 9'10

Part sloping ceilings. Two Velux Windows. Built in storage cupboard.



### OUTSIDE FRONT

Hard standing area providing off street parking. Gate giving side pedestrian access to outside rear garden.



## OUTSIDE REAR

26' Width courtyard style garden. Mainly hard standing. Enclosed by panelled fencing.



## ALTERNATE VIEW OF GARDEN



## JAYWICK BEACH

Jaywick beach is located around 250 metres away.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A; Payable 2025/2026 £1424.94 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

## JE 01/26

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

## Particular Disclaimer

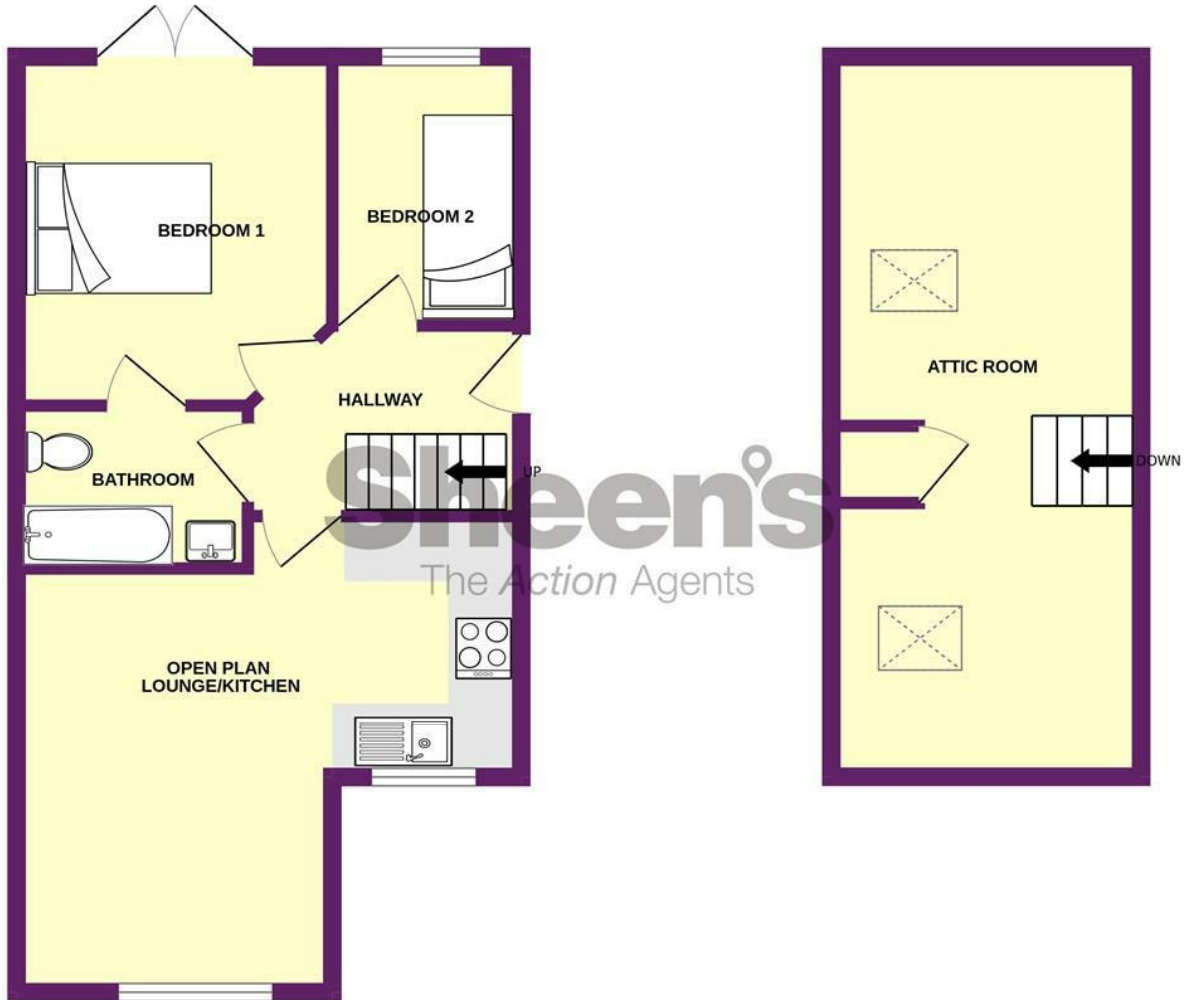
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle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



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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