



## Meadow Way Jaywick Village, CO15 2EZ

Offering picturesque views over Meadowlands is this brick built constructed **FOUR BEDROOM DETACHED CHALET STYLE PROPERTY** offered with **NO ONWARD CHAIN**. The property is situated within three hundred metres of Jaywick's seafront with local shopping facilities at Tudor Parade within half a mile. Clacton-on-Sea's town centre and mainline railway station are positioned around two miles away. An early internal inspection is highly recommended to appreciate the accommodation, décor and views on offer.

- Four Bedrooms
- 18'4 max x 10' Lounge
- 10'5 Fitted Kitchen
- Modern Bathroom & Separate W.C.
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- Meadowland Views To Rear
- No Onward Chain
- EPC Rating D & Council Tax A

**Price £170,000 Freehold**





### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Newly fitted carpet. Dado rail. Radiator. Doors to:

#### BEDROOM THREE

10' x 8'10

Newly fitted carpet. Radiator. Double glazed window to side.



#### BEDROOM FOUR

9'2 x 8'10

Newly fitted carpet. Radiator. Double glazed window to side.



#### BATHROOM

Fitted with a modern white suite, Comprises panel bath. Vanity wash hand basin with cupboards below. Chrome effect heated towel rail. Double glazed window to front. Decorative white granite effect wall panels. Grey wood effect vinyl flooring.



### SEPARATE W.C.

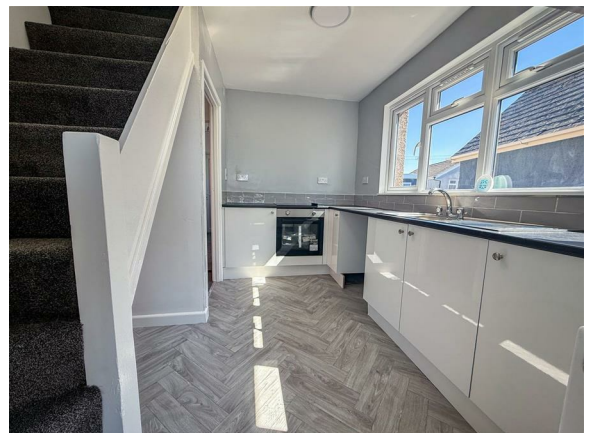
Fitted with a modern white suite, Comprises low level W.C. Radiator. Grey wood effect vinyl flooring. Double glazed window to side. Decorative white granite effect wall panels.



### KITCHEN

10'5 x 9'1 nar 6'3

Newly fitted Kitchen Suite with white gloss fronted units. Comprises laminated rolled edge work surfaces with cupboards below. Range of wall units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Inset four ring ceramic electric hob with under counter electric oven below (appliances not tested). Tile splash backs. Grey wood effect vinyl flooring. Double glazed window to side. Stair flight to first floor. Open access to Lounge.



## LOUNGE

18'4 max x 10'

Built in storage cupboard housing gas combination boiler (not tested). Radiator. Double glazed windows to either side. Double glazed door to side with access to garden. Two double glazed windows to rear overlooking rear garden and Meadowlands beyond.



## VIEWS FROM LOUNGE





### FIRST FLOOR LANDING

Part sloping ceiling. Built in eaves storage cupboards. Newly fitted carpet. Doors to:



### BEDROOM ONE

10'11 x 9'1

Radiator. Newly fitted carpet. Double glazed window to front.



### BEDROOM TWO

9'3 x 9'2

Radiator. Part sloping ceiling. Newly fitted carpet. Double glazed window to rear with views across garden to meadowlands beyond.



## VIEWS FROM BEDROOM TWO



## OUTSIDE - FRONT

The property is set back from the main Meadow Way with shared access driveway leading to gated front garden with small fencing and both pedestrian and double vehicular gates which provide hardstanding area for off street parking. Gates to either side of property leading to Rear Garden.



## OUTSIDE - REAR

North Westerly facing rear garden. Mainly laid to lawn (newly seeded). Decorative stone paved patio area. Enclosed by panel fencing with smaller fencing to rear to afford picturesque views over meadowland beyond.



## VIEWS TO REAR FROM GARDEN





## JAYWICK BEACH

Jaywick beach is conveniently located within 300 metres.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains. (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Please note the property has had some refurbishment works carried out as there was some internal fire damage from a fire in the kitchen.

## JE 0425

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

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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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