110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The Action Agents



Riley Avenue
Jaywick, CO15 2JY

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow benefits from being offered with NO ONWARD CHAIN. The bungalow is positioned a mere 400 feet from Jaywick's beaches and seafront. The bungalow is situated approximately 2.5 miles from Clacton-on-Sea's town centre and mainline railway station with its direct links to London Liverpool Street. An internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 7'1 x 5'1 Kitchen
- 13'3 x 9'6 Lounge
- 9' x 5'1 Bathroom
- Fully Double Glazed
- Air Source Heat Pump (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating D







Price £70,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

KITCHEN

7'1 x 5'1

Fitted kitchen suite comprising marble effect rolled edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset Stainless steel sink unit. Space for washing machine. Tiled splashbacks. Radiator. Double glazed window to front. Door to:





LOUNGE

13'3 x 9'6

Radiator. Double glazed window to front.





BATHROOM

9' x 5'1 max

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Panelled bath. Partly tiled walls. Radiator. Double glazed window to side.



BEDROOM ONE

10'1 x 8'6 max

Cupboard housing water tank/ immersion heater. Radiator. Double glazed window to rear.



BEDROOM TWO

6'1 x 6'

Radiator. Double glazed window to rear.



OUTSIDE REAR

Majority paved patio area with the remainder being laid to lawn and decking. Two sheds. Enclosed by part brick and part panelled fencing.





OUTSIDE FRONT

Paved pato area providing off street parking.





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:

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (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:

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.

JB 05/26

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

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 340 sq.ft. (31.6 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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Selling properties... not promises

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The Property Ombudsman SALES
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