



## Essex Avenue Jaywick, CO15 2JZ

This larger than average TWO BEDROOM TIMBER FRAMED DETACHED BUNGALOW is located within 50 meters of Jaywick's seafront and offered with NO ONWARD CHAIN. Clacton on Sea's town centre and mainline railway station are located approximately 2 and a half miles away

- Two Bedrooms
- 15'3 Lounge Kitchenette
- Shower Room
- Electric Central Heating (n/t)
- Double Glazed
- 50m from the Beach
- No Onward Chain
- Council Tax Band A
- EPC Rating E



**Price £80,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE/KITCHEN

15'3 max x 13'6 max

Double glazed Entrance door. L shaped. Double glazed window to front and side. Kitchen area with ceramic sink unit. Plumbing and space for electric cooker and fridge freezer. Radiator. Door to



### LOUNGE AREA VIEW



### KITCHEN AREA VIEW



### INNER HALL

Radiator. Air source heating system (not tested). Doors to;

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### SHOWER ROOM

Comprises low level WC. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower. Double glazed window to side.



### BEDROOM ONE

12' x 7'5

Double glazed window to rear. Radiator.



### BEDROOM TWO

7'1 x 7'6

Double glazed window to rear. Radiator.



**OUTSIDE REAR**

In need of cultivation.



## OUTSIDE FRONT & SIDE

Hard standing front garden. Additional side area which could be utilised for extra garden space or possible parking subject to planning.



## Material Information (Freehold Property)

Tenure: Freehold Title: Please note there are two small parcels of land which are being registered as Possesory Title by the seller with their solicitors.

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

Any Additional Property Charges:

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed

## 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.

## 0825 LE

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.

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GROUND 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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