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

Sheen's
The *Action* Agents

Broadway
Jaywick, CO15 2HW

Sheens Estate Agents are pleased to offer this TWO BEDROOM SOLID BRICK BUILT DETACHED BUNGALOW in JAYWICK. This property is being offered with NO ONWARD CHAIN. This property is approximately 80 metres away from Jaywick's beaches with Clacton's town centre and mainline railway station located approximately two miles away. A viewing is highly recommended.

- Two Bedrooms
- 12'7 x 10'1 Lounge
- 11'2 x 11' nar to 6'0 Kitchen
- Shower Room
- Off Street Parking
- Village Location
- EPC Rating G
- Council Tax Band A

Price £120,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12'7 x 10'1

Double glazed window to front. Doors to;

KITCHEN

11'2 x 11' nar to 6'0

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaced with cupboards and drawers below. Inset stainless steel sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler (not tested). Double glazed window to rear. Doors to outside rear.

BEDROOM ONE

11'9 x 7'8

Double glazed window to side.

BEDROOM TWO

10'3 x 6'11

Double glazed window to front .

SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Cornered shower cubical with wall mounted shower attachment.

OUTSIDE FRONT

Hard paved area providing off street parking. Hard paved area leading to entrance door. Enclosed by brick wall.

OUTSIDE REAR

Partly laid to lawn. Hard paved area. Enclosed by panelled fencing.

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:

Services Connected:
(Gas):
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: Solid Brick Built

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.

EH 06/26

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.

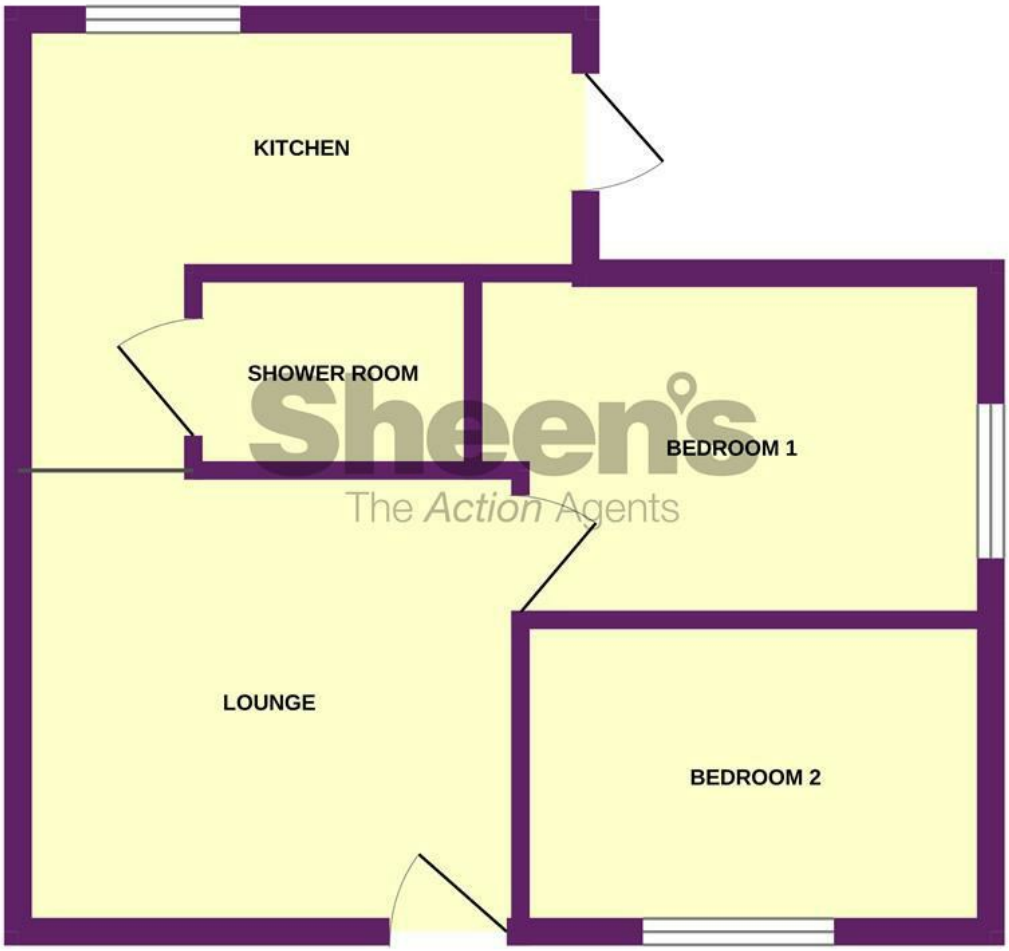
Particular Disclaimer

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
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 356 sq.ft. (33.0 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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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