110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Garden Road
Jaywick, CO15 2RS

Sheen's Estate Agents are pleased to offer this TWO DOUBLE BEDROOM DETACHED HOUSE located in Jaywick Village which is opposite local greensward space. The property is being offered with NO ONWARD CHAIN. This property has been newly modernised and benefits from greensward views to the front and is positioned around 300 metres from Jaywick's beaches. Clacton-on-Sea's town centre and mainline railway station are approximately 2 miles away. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Two Double Bedrooms
- 24'8 max. Lounge/Diner
- 12'3 x 6'10 Kitchen
- Gas Central Heating (n/t)
- Off Street Parking
- Loft Room
- 16' Sun Room
- Fully Double Glazed
- No Onward Chain
- EPC Rating C & Council Tax B







Price £205,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

KITCHEN

12'3 x 6'10

Fitted with a range of white gloss fronted units. Comprising; square edge work surfaces with cupboards and drawers below. Single drained sink unit with mixer tap. Integrated cooker with four ring hob above (not tested). Extractor fan (not tested). Integrated dishwasher. Space and plumbing for washing machine. Intergrated microwave. Open access to Lounge/Diner.





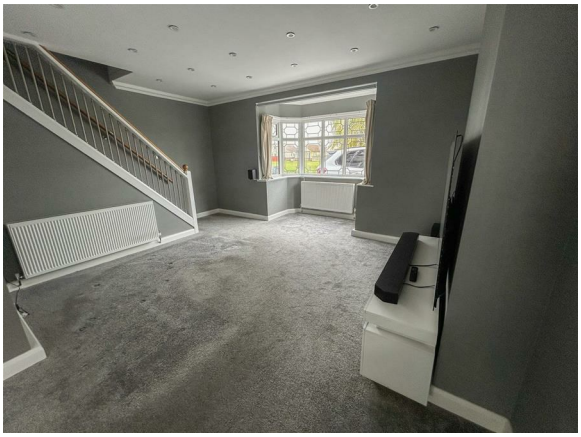


LOUNGE/DINING ROOM

24'8 x 8'10 plus recess

Radiator. Double glazed window to front and side. Open access to Sunroom and Kitchen.







ALTNERATIVE VIEW OF LOUNGE/DINER





SUNROOM

16' x 6'

Storage cupboards. Space for fridge/freezer. Radiator. Double glazed patio doors leading to outside rear.





DOWNSTAIRS W/C

Low level W/C with hand wash basin above. Radiator. Double glazed window to side.



BEROOM ONE

13'6 x 12'5

Built in wardrobes. Radiator. Double glazed windows and doors leading to outside balcony.









BEDROOM TWO

12'0 x 9'

Stair flight up to loft room. Radiator. Double glazed window to rear.





BATHROOM

Low level W/C. Vanity hand wash basin. Shower cubical with wall mounted shower attachment (not tested). Built in bath with digital bath filler. Double glazed window to rear.

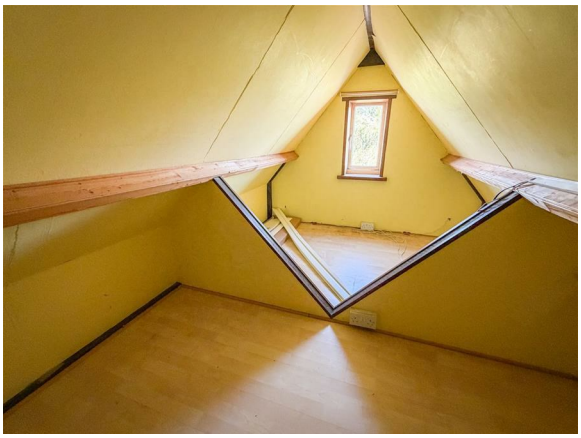






LOFT ROOM

Stair flight up to loft room. Fully insulated with double glazed window to front. Part sloping ceiling. Double glazed window to front. Storage area.



LOFT ROOM VIEWS TO FRONT



OUTSIDE FRONT

Hard standing paved area providing off street parking. Side pedestrian access to outside rear.

OUTSIDE REAR

Hard standing patio paved with storage sheds. Enclosed by panelled fencing.

GREENSWARD VIEWS OPPOSITE



JAYWICK BEACH

Jaywick Beach is position around 300 metres away.





EH 1025

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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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.

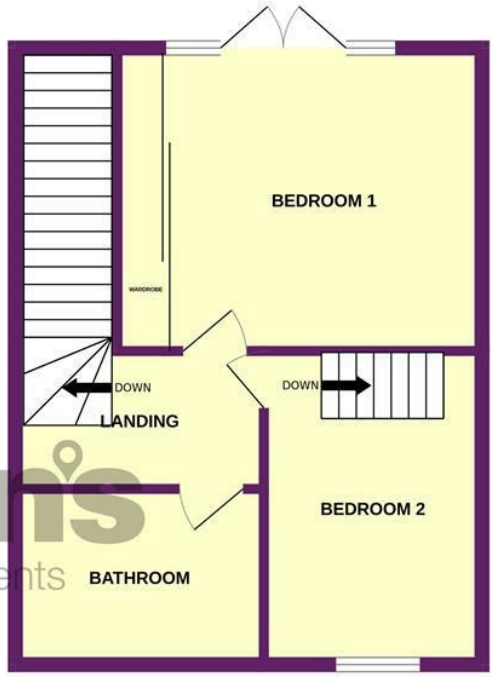
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST FLOOR



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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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