

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



## Wolseley Avenue Jaywick, CO15 2JH

Offered with No Onward Chain in the Essex coastal area of 'Brooklands' in Jaywick, is this double bay fronted TWO BEDROOM DETACHED BUNGALOW of timber frame construction. Clacton-on-Sea's town centre and mainline railway station are located approximately two and a half miles away. The property is situated just 50 metres from the beach and around 150 metres from the recently developed amenities at the Sunspot. Presented in clean tidy order throughout with some modernisations required, an early viewing is advised.

- Two Bedrooms
- 15'6 x 11'8 max Lounge
- 7' max. Kitchen
- Three Piece Modern Shower Room
- Double Glazed Windows
- Courtyard Style Garden
- 50m To The Beach
- No Onward Chain
- Council Tax A
- EPC Rating F



**Price £75,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed French style entrance doors to lounge.

### LOUNGE

15'6 max x 11'8 max

Ornamental fire surround. double glazed window to side. Two double glazed bay windows to front. Wood effect flooring. Additional fitted kitchen units and work surfaces with glass display cabinets. Open access to kitchen. Sliding door to Bedroom One.



### BEDROOM ONE

7'10 x 7'9

Double glazed window to side.



### KITCHEN

Fitted with a range of laminate fronted units comprises laminated rolled edge work tops with cupboards and drawers below. Range of matching wall mounted units incorporating glass fronted display cabinet. Inset stainless steel one and a half bowl sink unit with mixer tap. Inset four ring electric hob with under counter electric oven (all appliances not tested). Fully tiled walls. Wood effect flooring. Loft access. Double glazed window to side. Double glazed door to side. Open access to inner lobby.



### INNER LOBBY

Door to shower room. Sliding door to bedroom Two.

### BEDROOM TWO

7'11 x 7'10

Wood effect flooring. Double glazed window to side and rear.



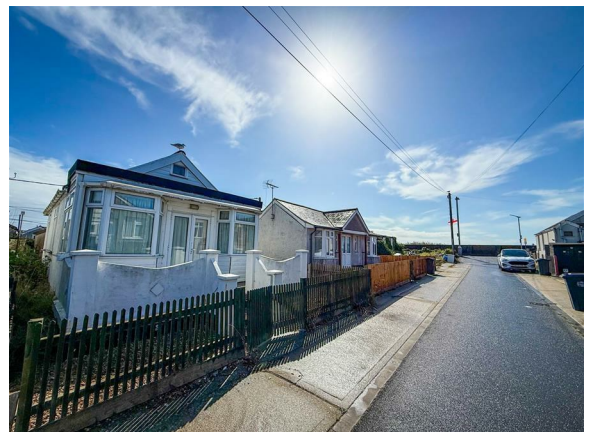
## SHOWER ROOM

Fitted with a three piece modern white suite comprises corner shower cubicle with multiple shower jets. Low level W.C with cistern top wash hand basin. Additional vanity wash hand basin with storage shelving below. Part tiled walls. Part wood panelled walls. Wood effect flooring. Built in storage cupboard (we believe this is the previous airing cupboard and would need water tank reconnected to make a functioning cistern) (not tested).



## OUTSIDE FRONT

Front garden is part enclosed by small panelled fencing with open access to side of the bungalow leading to rear garden. Hard standing steps to part brick wall enclosed front veranda leading to double glazed French style entrance doors.





### OUTSIDE REAR

Courtyard style rear garden which is in need of cultivation. Storage shed. enclosed by panelled fencing.



### JAYWICK SEA FRONT

The property is located within 50 Metres of Jaywick Sea Front.



### Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: NO

Services Connected: (Gas): No (Electricity): No (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Timber Framed Property So Would generally need to be a Cash Purchase.

### JE 0925

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](http://www.sheens.co.uk).

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### 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



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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