



## Midway Jaywick, CO15 2LQ

Situated in the 'Grasslands' area of the Essex coastal area of Jaywick is this timber framed TWO BEDROOM DETACHED BUNGALOW. The property benefits from a 52' Front garden with parking for several vehicles which gives scope for extending the property (subject to planning permission). Jaywick sea front is located within 100 metres with Clacton's town centre and mainline railway station around two and three quarter miles away.

- Two Bedrooms
- 15'5 x 9'7 Lounge/Diner
- 7'4 x 6'8 Kitchen
- Three Piece Shower Room
- Fully Double Glazed
- Courtyard Rear Garden
- 52' Front Garden & Parking Area
- Central Heating (n/t)
- Council Tax Band A
- EPC Rating TBC

**Price £100,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LOUNGE/DINER

15'5 x 9'7

Radiator. Wood effect laminate flooring. Double glazed windows to front and side. Open plan high level access to Kitchen. Open access to Hallway.



### LOUNGE AREA VIEW



## ALTERNATE VIEW OF LOUNGE/DINER



## HALLWAY

Wood effect flooring. Radiator. Built in storage airing cupboard. Doors to:

## KITCHEN

7'4 x 6'8

Fitted with a range of laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Cooker space. Tall Fridge/Freezer space. Space and plumbing for washing machine. Wood effect flooring. Tiled splashbacks. Double glazed window to side.



## BEDROOM ONE

9'6 x 7'3

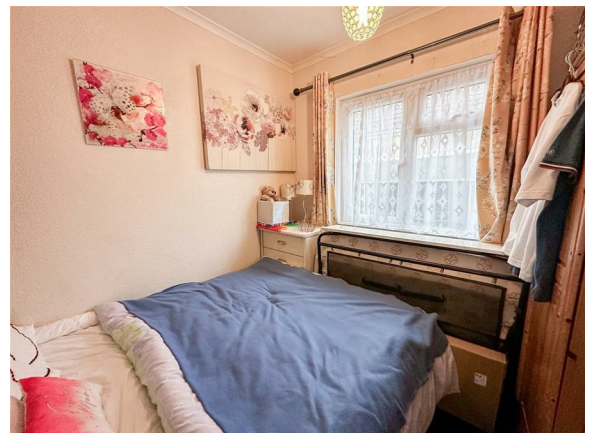
Radiator. Double glazed window to rear. (Please note the owners have informed us that some of the floor joists may need replacing in this room).



## BEDROOM TWO

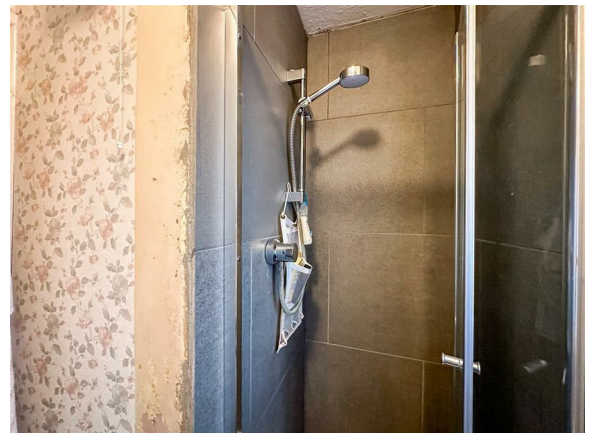
9'6 nar 6'4 max x 7'9

Radiator. Double glazed window to rear. (Please note the owners have informed us that some of the floor joists may need replacing in this room).



## SHOWER ROOM

Partly refurbished with moderns shower cubicle with integrated shower. Low level W.C. Pedestal wash hand basin. Radiator. Double glazed window to rear.



**OUTSIDE - FRONT**

Approx 52' deep front garden. Part enclosed by small picket fencing. Hardstanding providing off street parking for numerous vehicles. Gate gives side pedestrian access to rear garden.



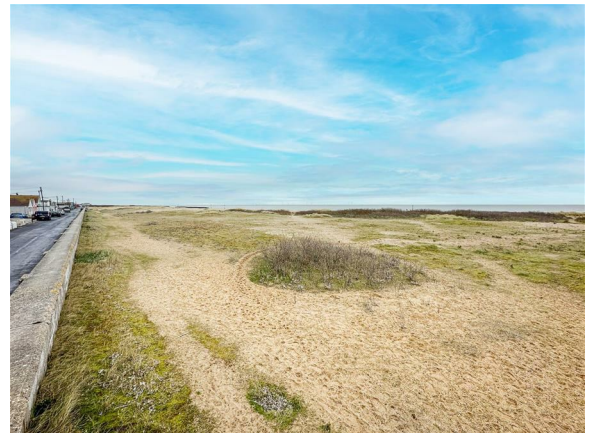
## OUTSIDE - REAR

Hard standing courtyard style rear garden. Enclosed by panel fencing.



## JAYWICK SEA FRONT

Jaywick beach and sea front is located within 100 metres.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed property. The property also has a sump pump.

## JE 0124

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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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

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

**Sheen's**  
The Action Agents