



## Fir Way Jaywick, CO15 2HL

Sheen's Estate Agents are pleased to offer this single brick constructed TWO BEDROOM DETACHED BUNGALOW located in Jaywick Village. This property is being offered with NO ONWARD CHAIN. The property is located within 25 yards of Jaywick's beach, within quarter of a mile of local shopping amenities and approximately two and half miles from Clacton's town centre, mainline railway station and sea front.

- Two Bedrooms
- 14'11 x 13'9 Lounge
- 12'7 x 7'7 Kitchen
- 8'3 x 7'1 Bedroom One
- Gas Central Heating (n/t)
- Off Street Parking
- No Onward Chain
- Close To Seafront
- Council Tax Band A
- EPC Rating F



**Price £105,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

14'11 x 13;9

Gas fire place (not tested). Sliding doors to outside front.

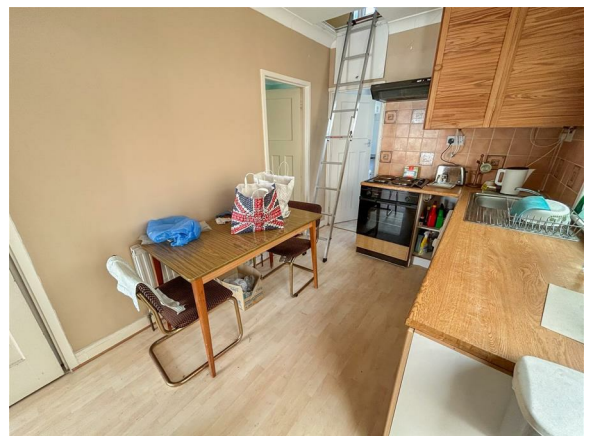




## KITCHEN

12'7 x 7'7

Fitted with a selection of wall mounted units comprising; square edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated cooker with four ring hob above with extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window onto lean to. Loft access lead



## BEDROOM ONE

8'3 x 7'1

Radiator. Double glazed window to side.



## BEDROOM TWO

8'3 x 7'1

Radiator. Double glazed window to side.



## BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath with wall mounted shower attachment (not tested). Wall mounted gas boiler (not tested). Double glazed window to rear.



## LOFT ROOM

15'7 x 6'4

Double glazed window to side.



## LEAN TO

24'10 x 6'1

Sliding doors to outside rear. Doors to kitchen.





## OUTSIDE REAR

Courtyard style rear garden. Brick built storage shed. Enclosed by panel fencing.



## OUTSIDE FRONT

Block paved front garden providing off street parking.



## EH 05/25

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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Single Brick Constructed so would most likely need to be a cash purchase.

## Particular Disclaimer

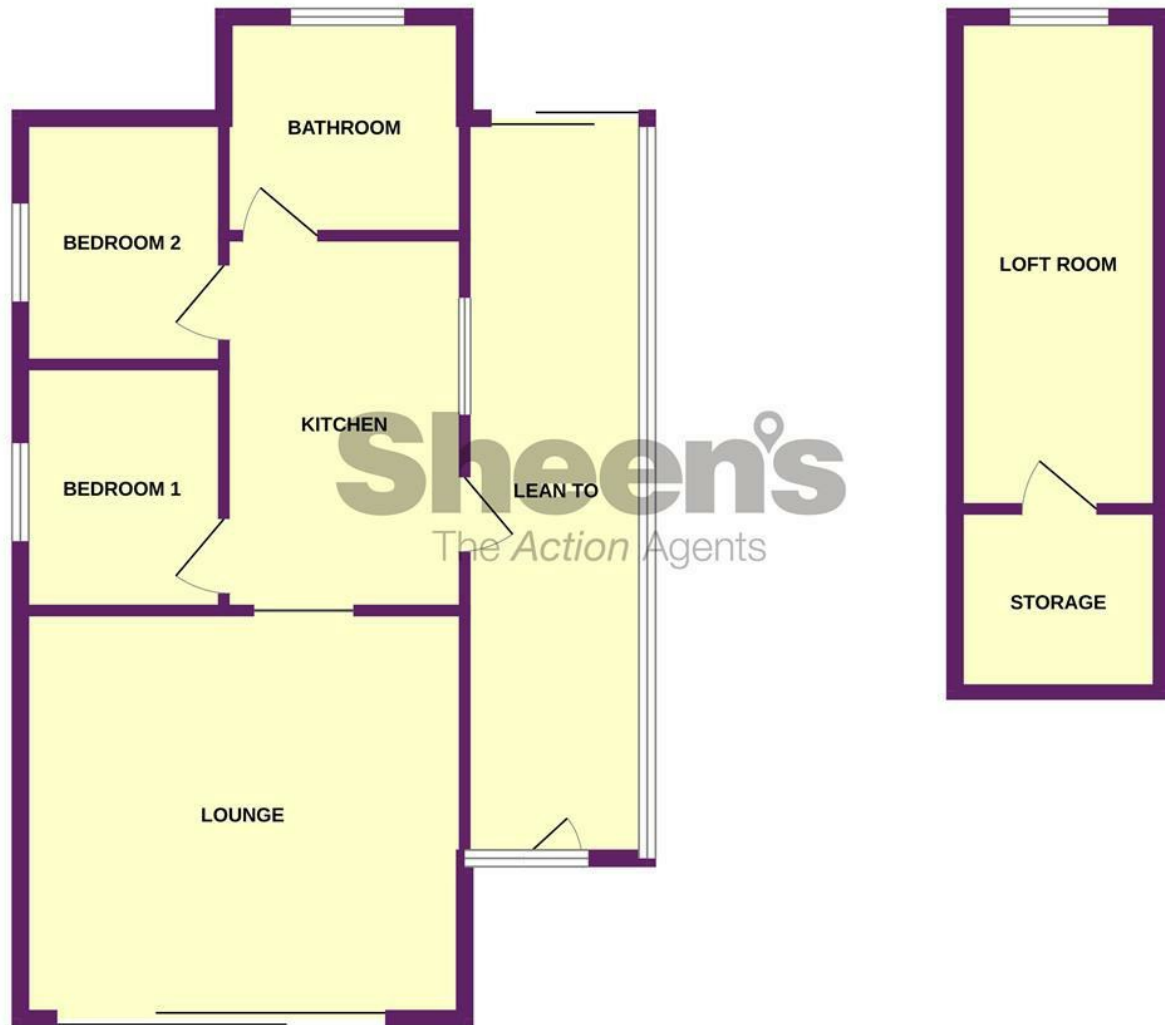
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR

1ST 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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**Sheen's**  
The Action Agents

