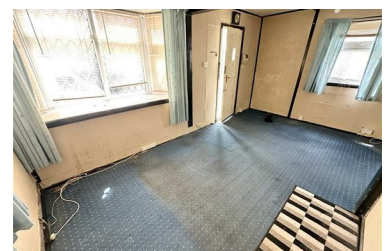




Brooklands Gardens Jaywick, CO15 2JR

Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM TIMBER FRAMED DETACHED BUNGALOW** being offered with **NO ONWARD CHAIN**. The property is located within three miles of Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'8 x 10'9 Lounge
- 12'9 x 7'9 Kitchen
- Bathroom
- Air Source Heat Pump Heating (n/t)
- Storage Area Under Property
- Use Of Side Plot (Not Solely Owned By Vendor)
- No Onward Chain
- EPC Rating E
- Council Tax Band A



Price £70,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

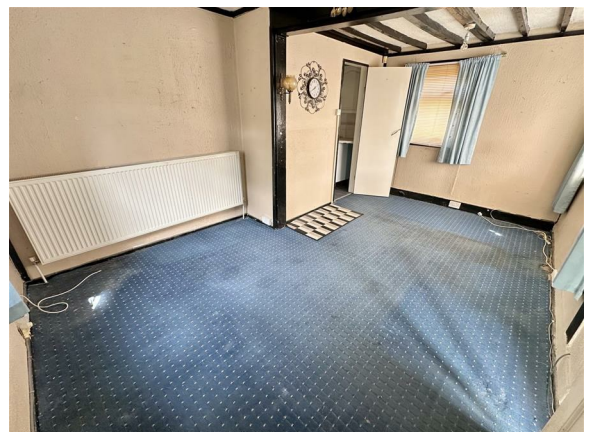
ENTRANCE PORCH

Double glazed windows to front and side. Wooden glazed door leading to:

LOUNGE

15'8 x 10'9

Radiator. Double glazed windows to the front and sides. Door to:



KITCHEN

12'9 x 7'9

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Space for cooker. Space for fridge and freezer. Space for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Radiator. Double glazed window to side. Door to:



INNER HALL

Airing cupboard. Wall mounted electric radiator (not tested). Door to:

BEDROOM ONE

11'1 x 7'5

Radiator. Double glazed window to rear.



BEDROOM TWO

9'9 x 7'6

Built in wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to side.



BATHROOM

Three piece suite comprising a low level W.C. Bath with wall mounted shower head attachment above. Vanity sink unit. Majority tiled. Storage cupboard. Radiator. Double glazed window to side.



OUTSIDE FRONT

Additional plot to the side of the property contains an electric sub station and is owned by Eastern Electricity, but is used and maintained by the current owners, with their permission as long as maintained. Side pedestrian access leading to the outside rear. These details should always be looked at by your legal representative who can advise you further if and when needed.



OUTSIDE REAR

Enclosed by panelled fencing.



AGENTS NOTES ON LAND

The vendors have made us aware the additional plot to the side of the property contains an electric sub station and is owned by Eastern Electricity, but is used and maintained by the current owners, with their permission as long as maintained. These details should always be looked at by your legal representative who can advise you further if and when needed.

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: N/A

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

Non-Standard Property Features To Note: Timber Framed

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.

BA 05/26

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.

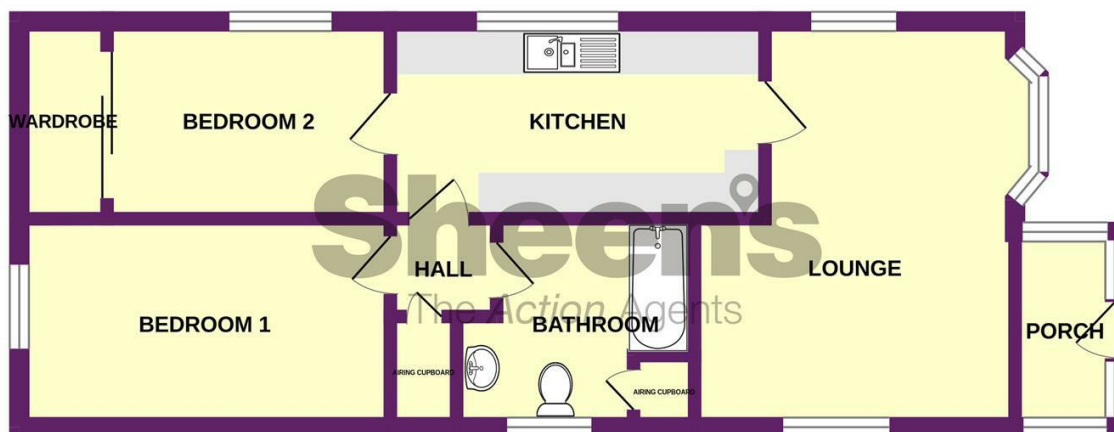
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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