



## Midway Jaywick, CO15 2LQ

This TWO BEDROOM DETACHED BUNGALOW of timber frame construction is situated in the 'Grasslands' area of the Essex coastal area of Jaywick. The property benefits from an enclosed 50' Front garden and parking area, 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
- 15'3 x 11'3 max. Lounge/Kitchen
- Three Piece Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Courtyard Rear Garden
- 50' Front Garden & Parking
- Viewing Advised
- Council Tax Band A
- EPC Rating E



**Price £99,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LOUNGE/KITCHEN

15'3 x 11'3 nar 6'9

Wall mounted electric heater (not tested). Double glazed windows to front and side. Lounge area has open access onto Kitchen. Kitchen area comprises laminated fronted units. Laminated rolled edge work surfaces with single drainer stainless steel sink unit. Cooker space. Space for washing machine. Under counter fridge space. Tiled splash backs. Doors to Bedrooms and Shower Room.



### LOUNGE AREA VIEW



## KITCHEN AREA VIEW



## BEDROOM ONE

10'4 x 7'5

Wall mounted electric heater (not tested). Double glazed window to rear.



## BEDROOM TWO

8'1 plus door recess x 7'4

Wall mounted electric heater (not tested). Double glazed window to rear.





## SHOWER ROOM

Fitted with a three piece white suite. Comprises shower cubicle. Low level W.C. Vanity wash hand basin. Part tiled walls. Double glazed window to side.

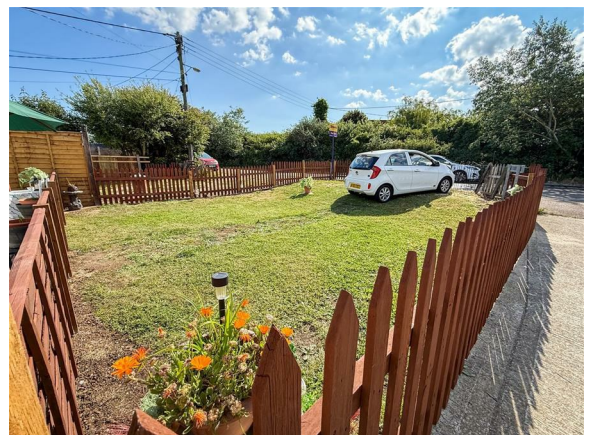


## OUTSIDE - FRONT

Approx 50' deep front garden. Part enclosed by small picket fencing. Mainly laid to lawn. Double gates give vehicular access to front garden for parking. Hard standing front patio area part enclosed by small fencing. Gate gives side pedestrian access to rear garden.



## ALTERNATE VIEW OF FRONT GARDEN AREA



## OUTSIDE - REAR

Hard standing courtyard style rear garden. Timber storage shed. 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.

## JE 0124

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

## 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.

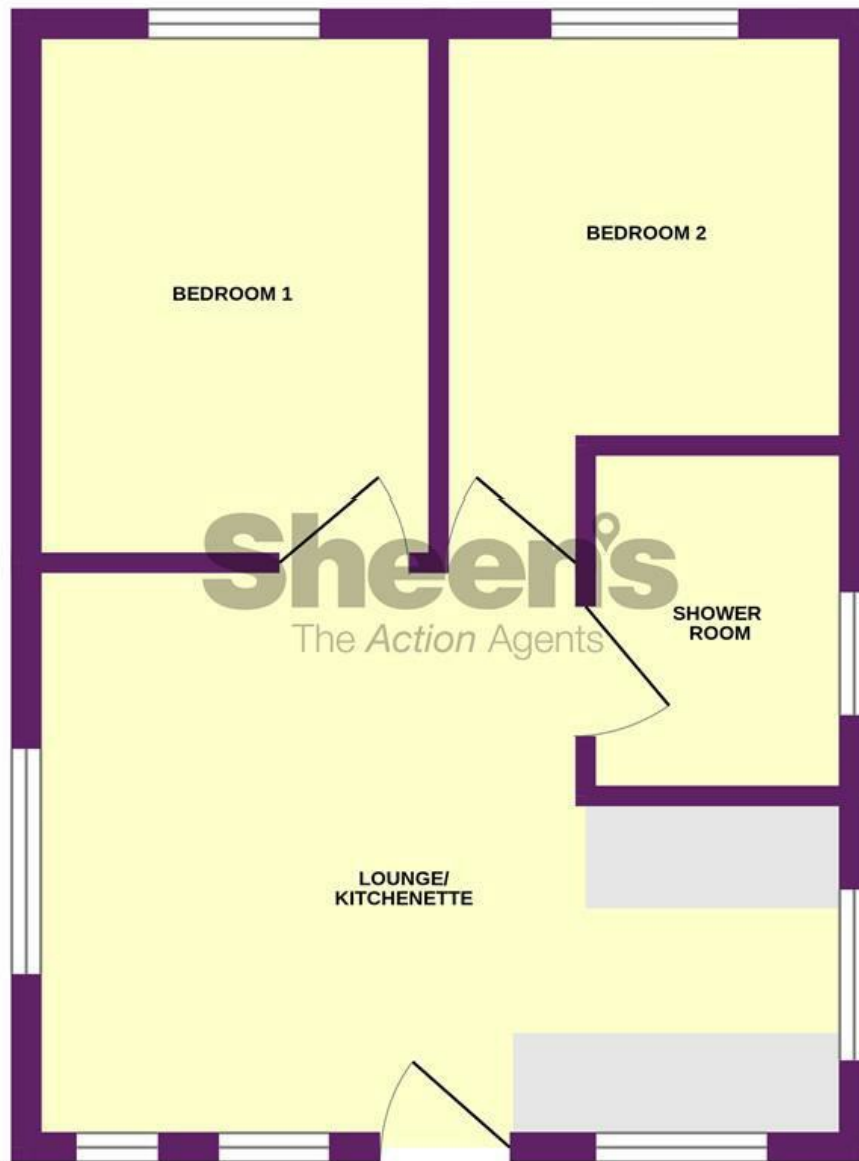
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## 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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