



## JAYWICK LANE, CLACTON-ON-SEA, CO15 2DR PRICE £275,000

This two-bedroom detached bungalow in Clacton-on-Sea is available for sale with no onward chain, offering a hassle-free purchase. The property features two spacious bedrooms, making it ideal for a small family, retirees, or downsizers. The detached layout ensures privacy, and the single-level living is perfect for those seeking convenience.

- Two Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- Shower Room
- Low Maintenance Rear Garden
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE

16'9" 12'00" (5.11m 3.66m)



### BEDROOM ONE

14'00" 12'00" (4.27m 3.66m)



### BEDROOM TWO

14'00" 12'00" (4.27m 3.66m )



### SHOWER ROOM

7'00" 5'7" (2.13m 1.70m)



### KITCHEN/DINING ROOM

14'00" 11'10" (4.27m 3.61m )



## OUTSIDE



Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: O2 - Likely. EE, Three,

Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No onward Chain

Garden Facing: West

## OUTSIDE REAR



## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

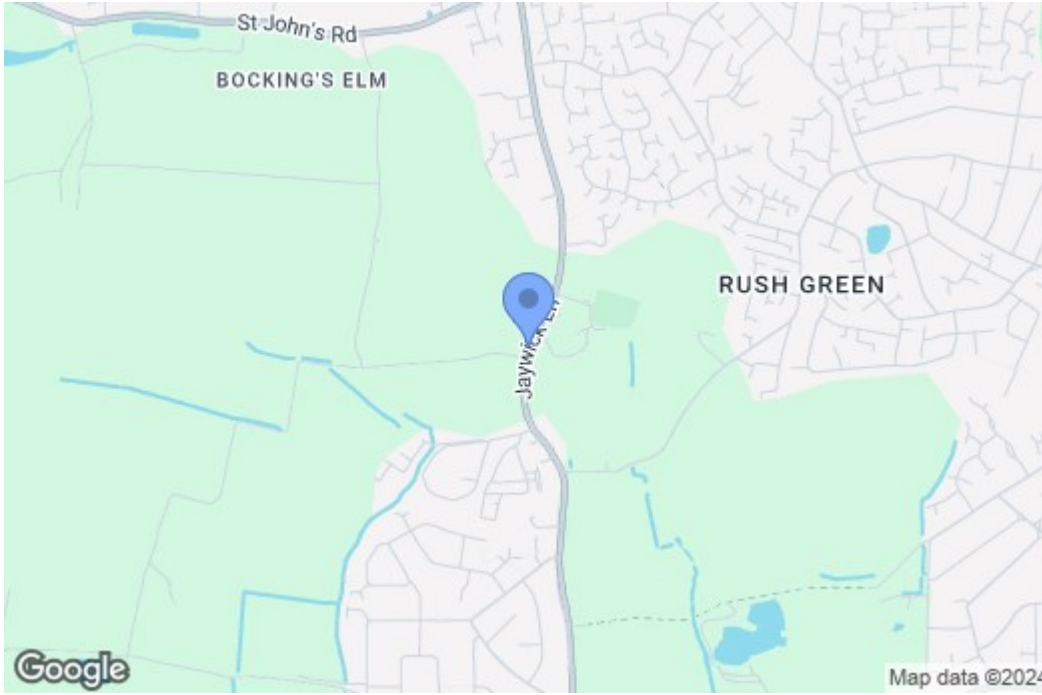
## AML

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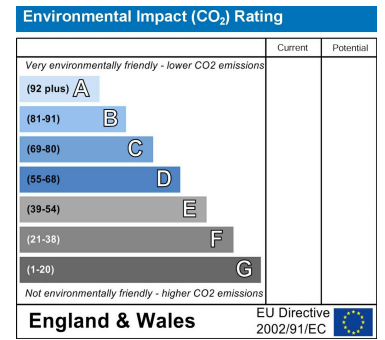
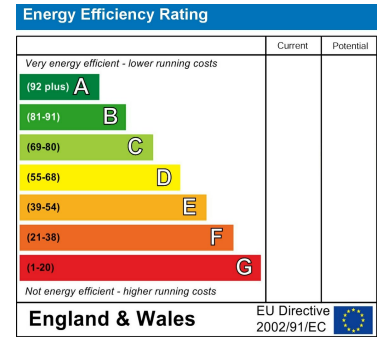
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Additional Info

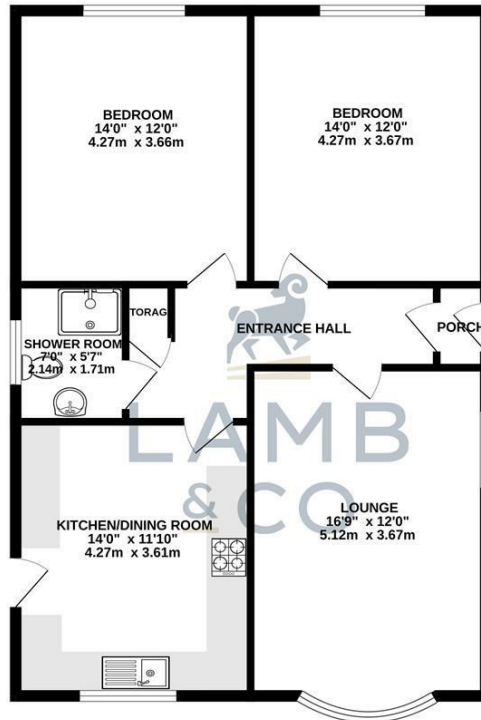
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.  
 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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