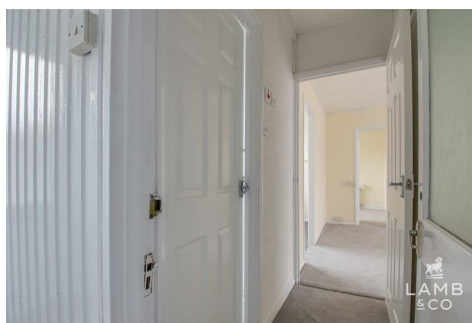




LAMB & CO

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Inspired by property, driven by passion.



YEW WAY, JAYWICK, CO15 2JD

PRICE £85,000

A well-positioned 2 bedroom timber-framed bungalow in Jaywick, offering a strong potential gross rental yield of 9.6%. The property features a garage and a driveway, along with a private south-east facing garden, ideal for tenant appeal. An excellent addition to any portfolio, this property is suited to investment buyers seeking high returns.

- Two Bedrooms
- Garage
- Driveway
- Southerly Facing Private Garden
- Potential Yield of 9.6%
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOUNGE

13'8 x 9'8 (4.17m x 2.95m)



KITCHEN

9'7 x 6'0 (2.92m x 1.83m)



BEDROOM ONE

10'8 x 9'0 (3.25m x 2.74m)



BEDROOM TWO

9'0 x 8'7 (2.74m x 2.62m)



INNER LOBBY

SHOWER ROOM

5'8 x 5'8 (1.73m x 1.73m)



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

ANTI-MONEY LAUNDERING REGULATIONS 2017
- 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.

GARAGE

REAR GARDEN



Material Information

Council Tax Band: A

Heating: electric

Services:

Broadband: ultrafast

Mobile Coverage: O2: good; Vodafone & EE: likely

Construction: timber framed

Restrictions: unknown

Rights & Easements: unknown

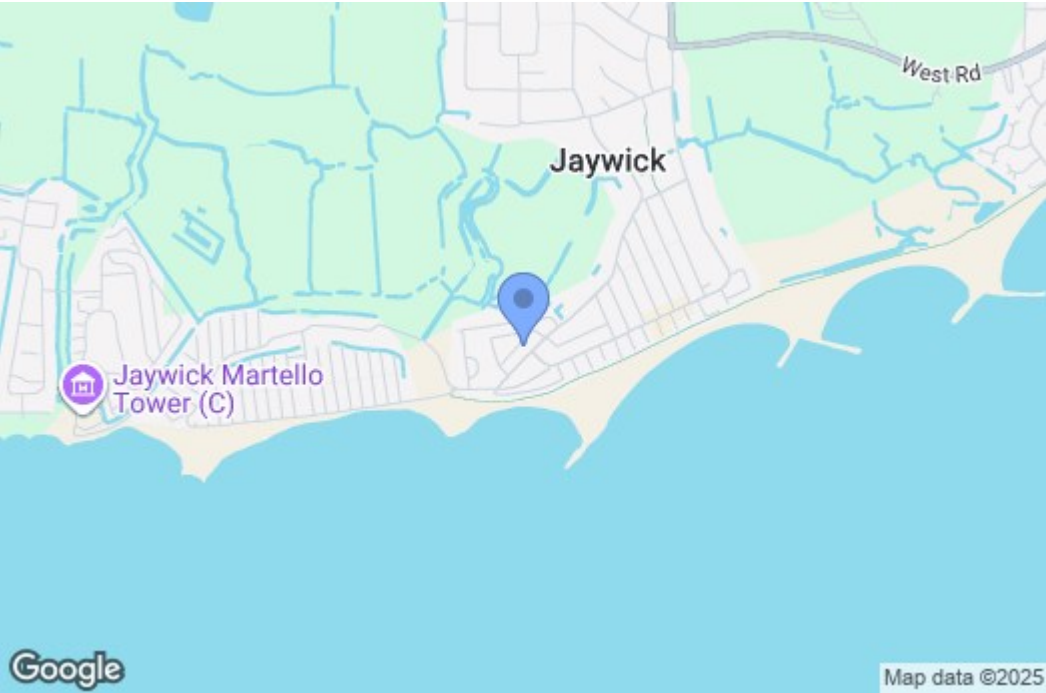
Flood Risk: rivers & seas: low; surface water: very low

Additional Charges: none

Seller's Position: no chain

Garden Facing: south east

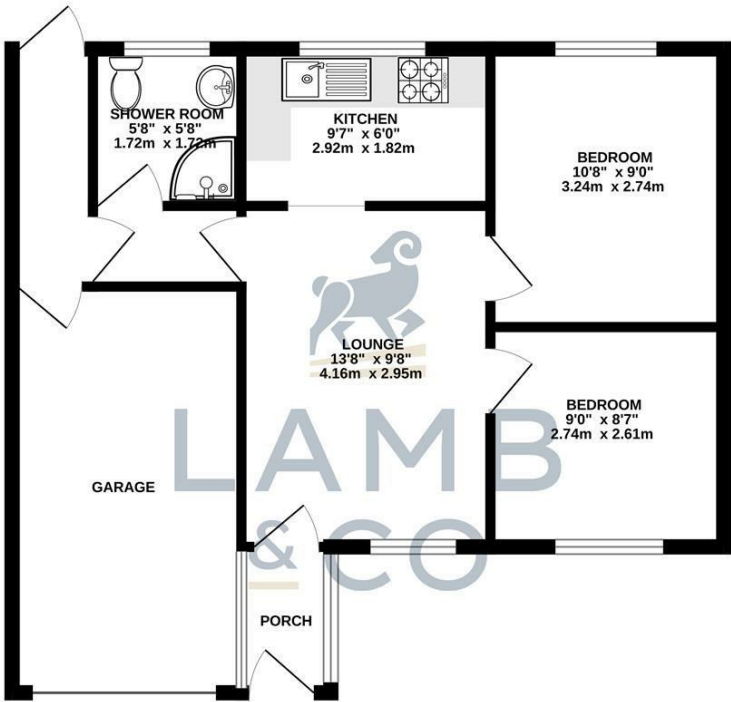
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 457 sq. ft. (42.5 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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