



Alvis Avenue Jaywick, CO15 2JU

****INVESTMENT OPPORTUNITY**** Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM TIMBER FRAMED DETACHED BUNGALOW** being sold with a **SITTING TENANT** currently paying £500.00pcm, giving a 8.00% yield on the asking price. The property benefits from a **DOUBLE PLOT** and is located approximately one hundred yards from Jaywick's beach and within three miles of Clacton's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 9'9 x 9' Kitchen
- 14'5' x 9' Lounge
- Shower Room
- Fully Double Glazed
- Double Plot
- Off Street Parking
- Buy To Let
- 8.00% Yield
- EPC Rating D

Price £75,000 Freehold

Frinton Office: 149 Connaught Avenue,
Frinton-on-Sea, Essex CO13 9AH
Tel: 01255 852555

Lettings Office: 67 Meredith Road,
Clacton-on-Sea, Essex CO15 3AG
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COVID-19 VIEWING ADVICE

Following the lifting of restrictions on 19th July 2021 across England, we will be observing the new guidance issued by both the government and our governing body Propertymark. Given property appointments are in an enclosed environment, we would encourage our customers to continue to wear face masks and observe social distancing to respect the safety of our staff and vulnerable clientele. Our offices will continue to be open for visits and protective screens will remain in place. We would continue to ask you to try and keep the number of people attending the appointment to a minimum and continue to sanitise your hands before and after each appointment.

So whilst further restrictions are eased, we would appreciate your continued help and cooperation as we continue to move forwards out of this pandemic.

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise.

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

KITCHEN

9'9' x 9'

Fitted kitchen suite comprising beech effect fronted units with granite effect rolled edge work surfaces with inset single drainer stainless steel sink unit and cupboards and drawers at both eye and floor level. Inset four ring electric hob with electric oven under (not tested). Tiled splash backs. Matching wall units. Double glazed windows to front. Door to:



LOUNGE

14'5' x 9'

Radiator. Double glazed window to side. Doors to:



BEDROOM ONE

10' x 6'10"

Radiator. Double glazed window to rear.



BEDROOM TWO

7'2' x 6'10"

Radiator. Double glazed window to rear



SHOWER ROOM

Fitted with a white suite comprising; standing shower cubicle with independent shower and shower head attachment above. Pedestal hand wash sink basin. Low level W.C. Extractor fan (not tested). Double glazed window to side.



OUTSIDE - FRONT

The property is located on a double plot. Shingled area providing off street parking. Access via wooden gate to:



OUTSIDE - REAR

Laid to lawn. Enclosed by panel fencing.



BA 0722

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; £50 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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax Band: A
Any Additional Property Charges: None

Services Connected:
(Gas): N
(Electricity): Y
(Water): Y
(Sewerage Type):
(Telephone & Broadband): Y
Non-Standard Property Features To Note: N/A

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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