

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Sunbeam Avenue Jaywick, CO15 2JJ

with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM TIMBER FRAMED DETACHED BUNGALOW. The property is located within two hundred and fifty yards from Jaywick's seafront with Clacton-on-Sea's town centre and mainline railway station located approximately three and a half miles away.

- Three Bedrooms
- 14' x 7'9 Lounge
- 8' x 7'7 Kitchen
- Shower Room
- Double Glazed Windows
- Front & Rear Gardens
- No Onward Chain
- EPC Rating F



Price £60,000 Freehold

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:

UPVC double glazed entrance door to:

LOUNGE

14' x 7'9

Double glazed windows to front and side. Door to inner lobby.

Open access to;



KITCHEN

8' x 7'7

Comprises; Square edged work surfaces with inset single drainer stainless steel sink unit. Base units. Double glazed window to front.



INNER LOBBY

Door to:

INNER LOBBY

Doors to:

BEDROOM ONE

10' x 6'10

Double glazed window to rear. Door to:



BEDROOM THREE

8'4 x 6'7

Double glazed window to side.



BEDROOM TWO

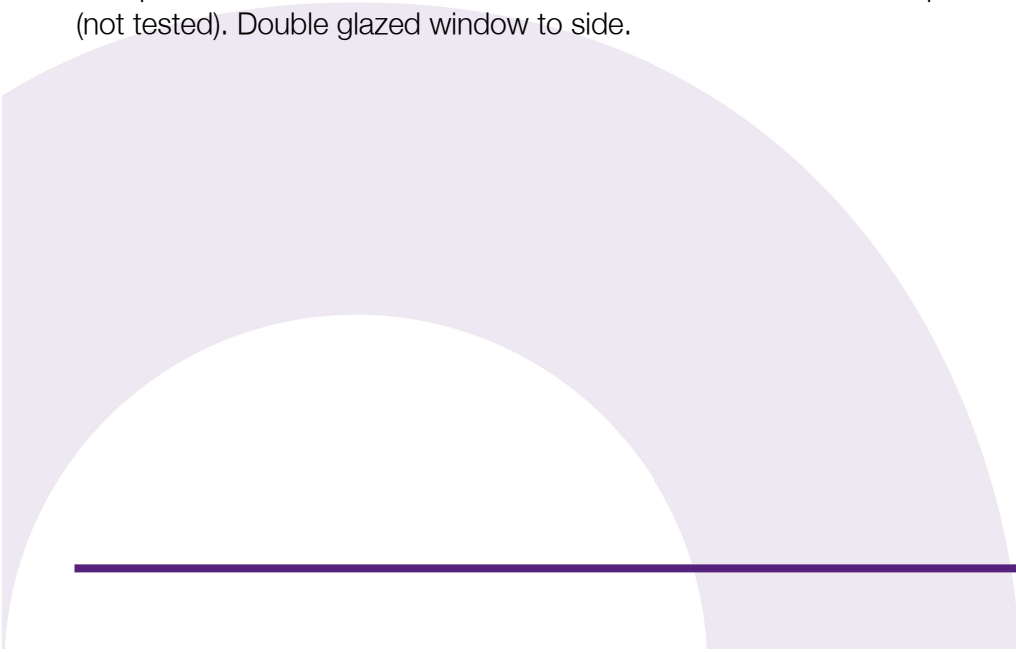
8'1 x 7'7

Double glazed window to side.



SHOWER ROOM

Comprises; Low level W.C. Wall mounted hand wash basin. Independent shower cubicle with electric shower (not tested). Double glazed window to side.



OUTSIDE - FRONT

Enclosed by brick wall. Laid to concrete. Access to rear via side.



OUTSIDE - REAR

Courtyard style rear garden. Brick storage shed.



GS 10/22

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.

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:

Services Connected:

(Gas): No

(Electricity): Yes

Sunbeam Avenue, Jaywick, CO15 2JJ

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): No

Non-Standard Property Features To Note: Timber Framed Property - Cash buyers only.



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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