

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



## Golf Green Road Jaywick, CO15 2RH

Situated in Jaywick village and within a short distance of local amenities and seafront, Sheens's are pleased to offer for sale this TWO/THREE BEDROOM DETACHED CAVITY BRICK CHALET. The property is being offered with NO ONWARD CHAIN and an internal inspection is highly recommended to appreciate the size and accommodation on offer.

- Two/Three Bedrooms
- 15'2 x 11' max Lounge
- 13' Kitchen
- 10'7 Bedroom Three/Dining Room
- Double Glazed Windows
- Gas Central Heated (n/t)
- Family Bathroom
- No Onward Chain
- Council Tax Band A
- EPC Rating D



**Offers In Excess Of £170,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage cupboard. Radiator. Door to;

### LOUNGE

15'3 x 11'1

Double glazed bay window to front. Radiator.



### KITCHEN

13' x 7'

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel sink unit. Inset four ring electric hob with oven under. Appliances not tested. Plumbing and space for washing machine and fridge freezer. Selection of matching white high gloss units at both eye and floor level. Radiator. Double glazed window to side. Double glazed door lading to garden.



### BEDROOM THREE/DINING ROOM

10'7 x 8'3

Double glazed window to rear. Radiator.



### FIRST FLOOR LANDING

Double glazed window to side. Doors to;



### BEDROOM ONE

11'9 x 9'8

Double glazed window to rear. Eaves storage. Radiator.



### BEDROOM TWO

10'6 x 9'8 into wardrobes

Double glazed window to front. Fitted wardrobes with sliding door to both sides. Radiator.



## BATHROOM

White suite comprising; Low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls and floor. Radiator. Double glazed window to side.



## OUTSIDE - FRONT

Block paved driveway providing off street parking. Side gate giving access to rear.



## OUTSIDE - REAR

Commencing with paved patio area with decking and shingled area. Remainder being laid to artificial grass. Shingled borders. Access to front via side gate.



## LE 0622

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.

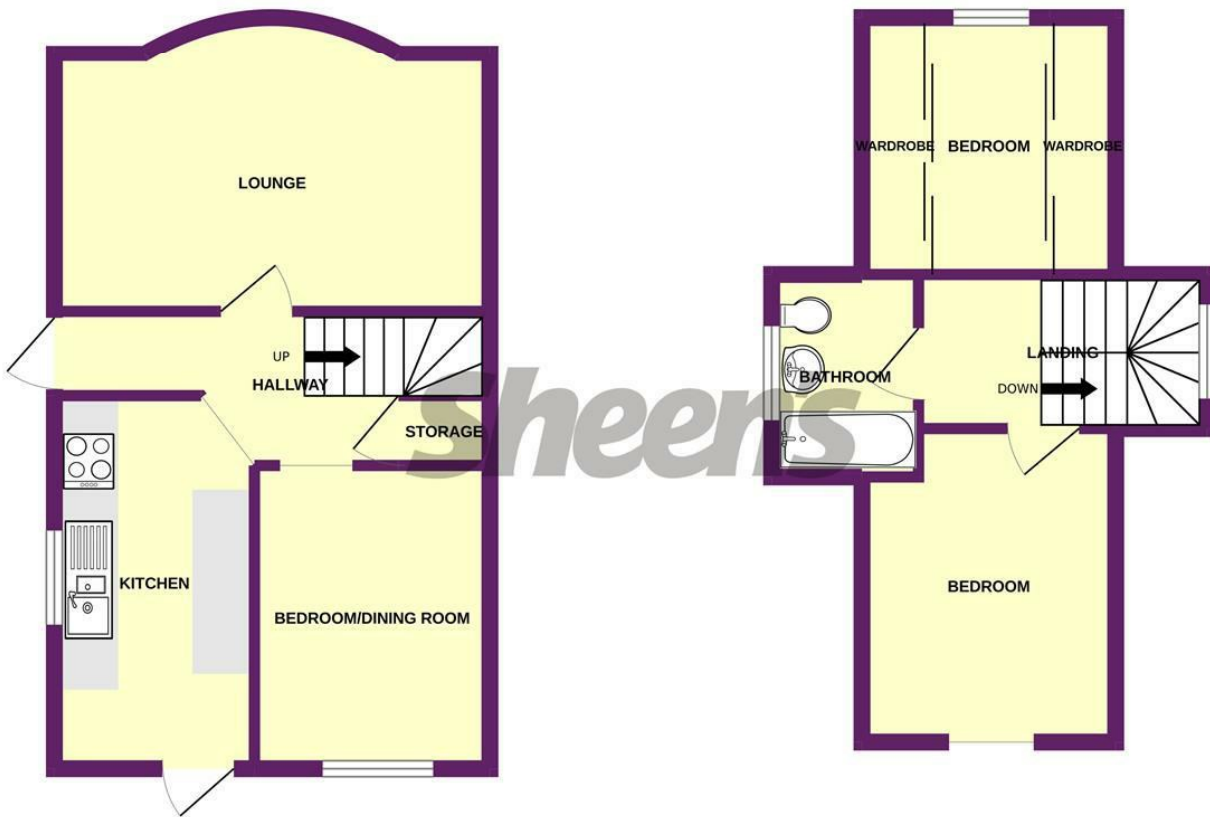
## Particular Disclaimer

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.

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GROUND FLOOR

1ST 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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