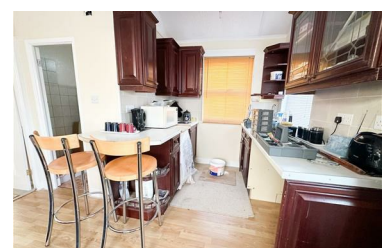




Midway Jaywick, CO15 2LQ

Situated in the 'Grasslands' area of the Essex coastal area of Jaywick is this timber framed TWO BEDROOM DETACHED BUNGALOW which has undergone partial modernisation, (in need of completing). The property benefits from a 50' Front garden which gives scope for extending the property (subject to planning permission). Jaywick sea front is located within 100 metres with Clacton's town centre and mainline railway station around two and three quarter miles away.

- Two Bedrooms
- 15'3 x 11'3 max. Lounge/Kitchette
- Partly Refurbished Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Courtyard Rear Garden
- 50' Front Garden
- Partly Refurbished - In Need of Completion
- Council Tax Band A
- EPC Rating TBC



Price £105,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE/KITCHENETTE

15'3 x 11'3 nar 6'9

Wall mounted electric heater (not tested). Double glazed windows to front and side. Lounge area has open access onto Kitchenette. Kitchenette area comprises wood effect laminated fronted units. Laminated rolled edge work surfaces with space for sink unit. Cooker space. Space for washing machine. Under counter fridge space. Tiled splash backs. Doors to Bedrooms and Shower Room. (Please note the Kitchen has been partially renovated. There are some materials at the property which could be included with the sale subject to the agreed sale price).



KITCHENETTE AREA VIEW



BEDROOM ONE

10'4 x 7'5

Wall mounted electric heater (not tested). Double glazed window to rear.



BEDROOM TWO

8'1 plus door recess x 7'4

Wall mounted electric heater (not tested). Double glazed window to rear.



SHOWER ROOM

Partly refurbished (In need of completion). Space for shower cubicle. Space and plumbing for Low level W.C and wash hand basin. Part tiled walls. Double glazed window to side. (Please note the Shower Room has been partially renovated. There are some materials at the property which could be included with the sale subject to the agreed sale price).



OUTSIDE - FRONT

Approx 50' deep front garden. Part enclosed by small picket fencing. Mainly laid to lawn. Gate gives side pedestrian access to rear garden.



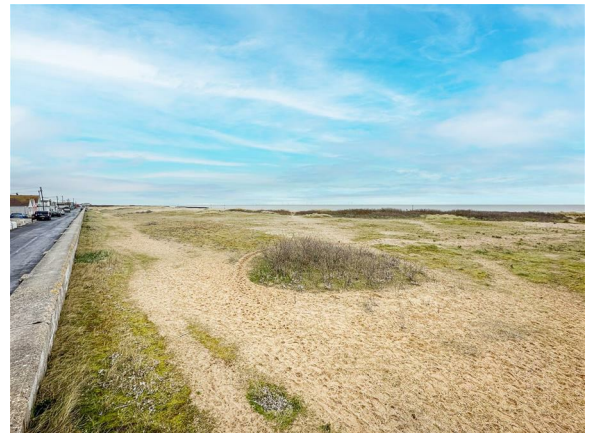
OUTSIDE - REAR

Hard standing courtyard style rear garden. Enclosed by panel fencing.



JAYWICK SEA FRONT

Jaywick beach and sea front is located within 100 metres.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A
Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Yes (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed property.

Agents Note: The property has an Asbestos tiled roof - The owners are currently getting these tiles replaced.

JE 0124

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 between £50-£150 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

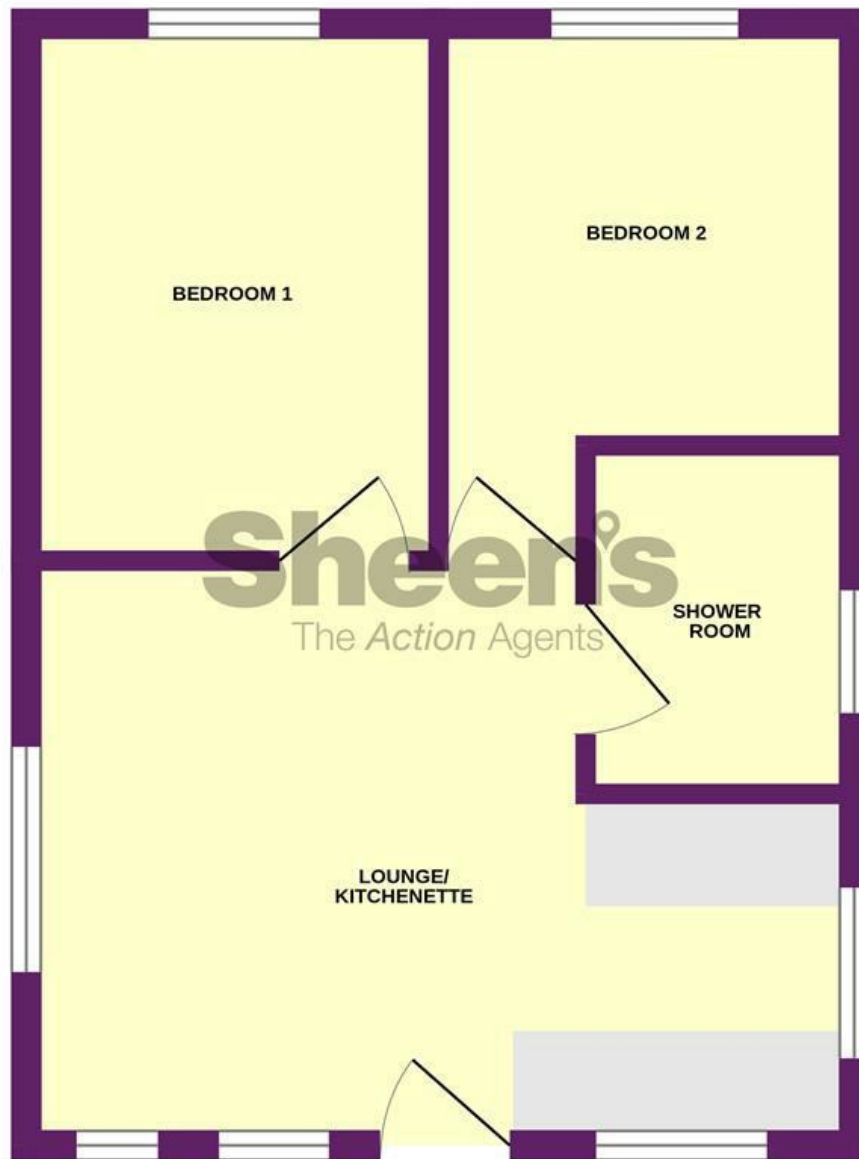
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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