

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



## Essex Avenue Jaywick, CO15 2JZ

Sheen's Estate Agents are pleased to offer for sale this BRICK BUILT TWO BEDROOM SEMI-DETACHED BUNGALOW which is situated within a few hundred yards of Jaywick's seafront. Being sold with NO ONWARD CHAIN. Clacton-on-Sea's town centre and mainline railway station are located approximately two and three quarter miles away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 14'4 x 10'1 Lounge
- 9'1 x 6'4 Kitchen
- 10'7 x 9'4 Bedroom One
- Fully Double Glazed
- Off Street Parking
- Air Source Heat Pump (n/t)
- Rear Garden
- No Onward Chain
- EPC Rating D



**Price £90,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### OUTSIDE FRONT

Hard standing area providing off-street parking. Side pedestrian access leading to rear.



#### BEDROOM ONE

Double glazed window to front. Radiator.



## BEDROOM TWO

Double glazed window to side. Radiator.



## BATHROOM

Low level W/C. Pedestal hand wash basin with tiled splash backs. Panelled bath. Extractor fan (not tested).



## LOUNGE

Double glazed sliding patio doors to outside rear. Radiator.



## KITCHEN

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset stainless steel sink unit with stainless steel mixer tap above. Variety of matching wall mounted units floor and eye level with drawers below. Space for washing machine. Double glazed window to rear.





## OUTSIDE REAR

Courtyard style rear garden being mainly patio paved. Enclosed by panel fencing. Side access to front.



## EH 06/24

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.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

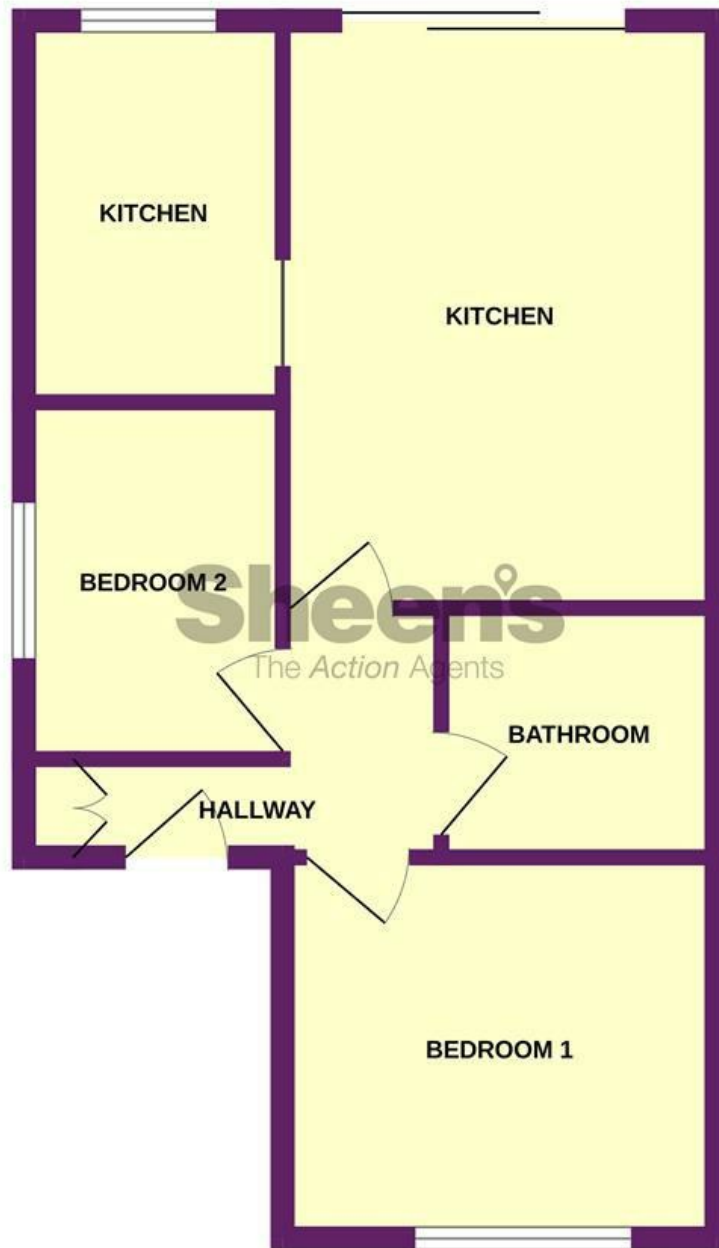
Any Additional Property Charges: n/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): No

Non-Standard Property Features To Note:

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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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