

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



Garden Road Jaywick Village, CO15 2RS

**** NO ONWARD CHAIN **** Sheen's Estate Agents are pleased to offer for sale this SINGLE BRICK BUILT THREE BEDROOM DETACHED BUNGALOW located in the Jaywick Village. The property benefits from having greensward views to the front and is positioned within a quarter of a mile of Jaywick's Beach with Clacton-on-Sea's town centre and mainline railway station within two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 16'4 x 9'10 Lounge
- 14' x 7'2 Kitchen
- Three Piece Bathroom Suite
- Off Street Parking
- Majority Double Glazed
- Electric Heating (n/t)
- No Onward Chain
- Council Tax Band A
- EPC Rating E



Price £110,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to front and side. UPVC double glazed sliding door to;



LOUNGE

16'4 x 9'10

Wall mounted electric radiator (not tested). Double glazed windows to front and side. Door to;



KITCHEN

14' x 7'2

Kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit, Inset four ring gas hob with extractor hood above (not tested). Inset oven (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed window to side. Door to;



INNER HALL

Wooden glazed door leading to;

SIDE PORCH

UPVC double glazed doors leading to front and rear. Double glazed windows to side.

BEDROOM ONE

10'4 x 7'8

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



BEDROOM TWO

8'5 x 7'3

Wall mounted electric radiator (not tested). Double glazed window to side.



BEDROOM THREE

8'5 x 7'8

Double glazed window to side.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath,. Wall mounted gas boiler (not tested). Fully tiled. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking. Enclosed by panelled fencing and small brick built wall. Side pedestrian access to rear.



OUTSIDE - REAR

Patio paved. Enclosed by panelled fencing. Wooden storage shed. Side pedestrian access to front.



BA 07/24

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage
(Telephone & Broadband): N/A

Non-Standard Property Features To Note: Single Brick Built - May be difficult to obtain a mortgage

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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