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**Sheen's**  
The Action Agents



## Jaywick Lane Clacton-On-Sea, CO15 2DR

\*\*\* Guide Price £400,000-£425,000 \*\*\*

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW located in the coastal town of Clacton-on-Sea. The property benefits from SPACIOUS LIVING as well as an EN-SUITE SHOWER ROOM. The accommodation is located within 650 metres from local shopping amenities at Tudor Parade and also Millers Barn Golf Park. Clacton-on-Sea's town centre and mainline railway station are located around one and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Double Bedrooms
- Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite Shower Room
- Solar Panels
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Council Tax Band E
- EPC Rating TBC



**Guide Price £400,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Airing cupboard, Loft access. Two radiators. Double glazed window to front. Wooden glazed double doors leading to;





## LOUNGE

19'3 x 17'5

Two radiators. Double glazed window to side. UPVC double glazed French doors leading to rear garden.



## KITCHEN

19'2 x 10'2

Modern fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset electric hob with extractor hood above. Inset double oven. Integrated dishwasher. Space for fridge and freezer. All appliances not tested. Selection of grey gloss fronted wall units at both eye and floor level. Spot lights. Radiator. Double glazed window to rear. Door to;



## UTILITY ROOM

7'8 x 6'9

Fitted laminated rolled edge work tops with inset one and a half bowl stainless steel sink unit with stainless steel mixer tap. Selection of grey gloss fronted units at both eye and floor level. Space and plumbing for washing machine and tumble dryer. Radiator. UPVC double glazed door leading to outside rear.



## BEDROOM ONE

14' x 10'4

Built in fitted wardrobes. Radiator. Double glazed window to front. Door to;



## EN-SUITE SHOWER ROOM

Modern three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Stand-in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Heated towel rail. Double glazed window to side.





## BEDROOM TWO

12' x 11'10

Built in fitted wardrobes. Radiator. Double glazed window to front.



## BEDROOM THREE

11' x 11'8

Radiator. Double glazed windows to side.



## BATHROOM

Three piece white suite comprising. Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower-head attachment above. Part tiled. Heated towel. Double glazed window to side.



## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles with access to Garage. Remainder being laid to lawn and stone shingled. Enclosed by panelled fencing and small brick wall. Side pedestrian access leading to rear.





## OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Two wooden storage sheds. Flower and shrub borders. Side pedestrian access leading to front. Enclosed by panelled fencing. Door access to Garage.



## GARAGE

Electric door (not tested). Personal door leading to rear garden.

## SOLAR PANELS

The property benefits from solar panels which are owned outright.



## BA 0724

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: E

Any Additional Property Charges: No

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

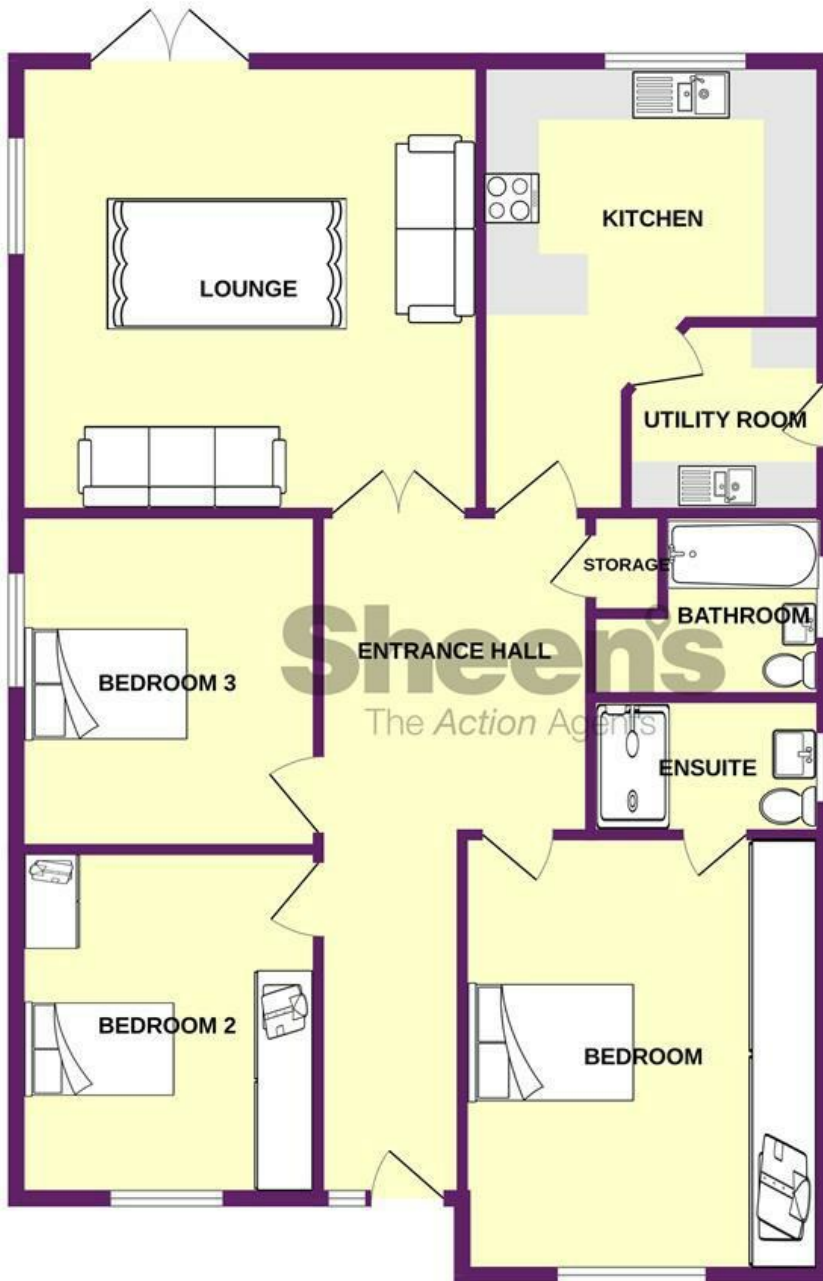
Non-Standard Property Features To Note: N/A

## 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.



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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