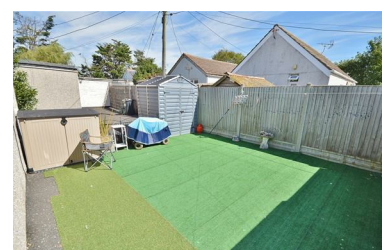




Crossley Avenue Jaywick, CO15 2LS

***** BUY TO LET INVESTORS***** This property presents an attractive buy-to-let opportunity, with a current tenant in place who has taken excellent care of the home. With a promising 8.1% return at the asking price, this investment could be a lucrative addition to your portfolio.

- Buy to let Investment
- Two Bedrooms
- 15' Kitchen
- 9'9 Lounge
- Double Glazed Windows
- Electric Heating (n/t)
- Solar Panels
- 8.1% Yield
- Council Tax Band A
- EPC Rating E



Price £100,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

KITCHEN

15' x 5'1 max

Comprises; Laminated rolled edge works surfaces with inset stainless steel single drainer sink unit. Space for washing machine and fridge freezer. Selection of matching modern white units at eye and floor level. Tiled splash backs. Electric water heater (not tested). Two double glazed windows to front. Open access to;



LOUNGE

9'9 x 9'5

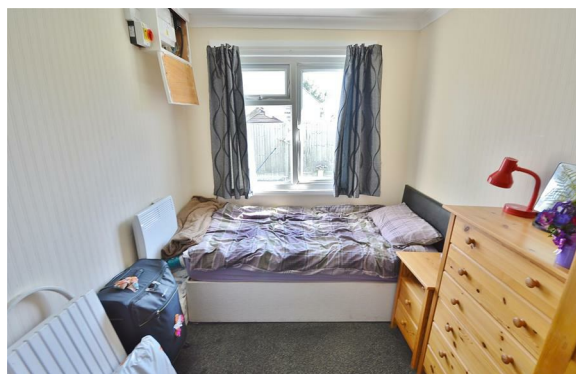
Double glazed window to side. Electric storage heater (not tested). Doors to;



BEDROOM ONE

10' x 7'2

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



BEDROOM TWO

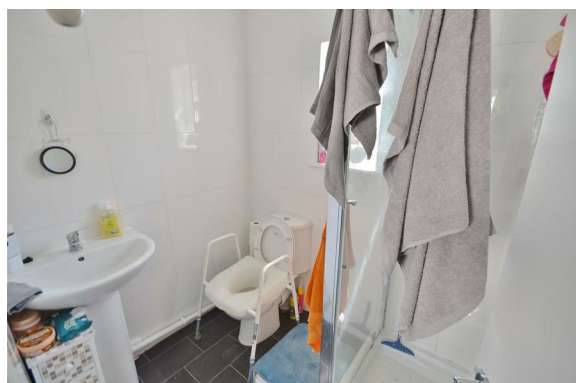
7'7 x 7'7

Double glazed window to rear.



SHOWER ROOM

Fully tiled modern white suite comprising; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Double glazed window to side.



OUTSIDE - REAR

Hard standing rear area which currently has artificial lawn laid over. Part enclosed by panelled fencing. Access to front via both sides.



OUTSIDE - FRONT

Hard standing area providing off street parking.



LE 0824

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

Non-Standard Property Features To Note: Timber framed property which may make it difficult to obtain a mortgage. Solar Panels are owned outright and NOT leased.

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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