

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



Meadow Way Jaywick, CO15 2HP

Sheen's Estate Agents are pleased to offer this ONE BEDROOM TIMBER FRAMED DETACHED BUNGLOW being sold with TENANT IN SITU. Tenant is paying £650pcm. Jaywick seafront is positioned within three hundred metre with Clacton's town centre and mainline railway station approximately two and a quarter miles away.

- One Bedroom
- 17'2 x 9'0 Lounge/Kitchen
- 9'4 x 7'9 Bedroom
- Electric Heating (n/t)
- Shower Room
- Fully Double Glazed
- Off Road Parking
- Enclosed Rear Garden
- Council Tax Band A
- EPC Rating D



Price £100,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE/KITCHEN

17'2 x 9'0

Fitted with a range of matching wall mounted gloss fronted units. Comprising of roll edged work surfaces with cupboards and drawers below. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to front and sides. Electric heater (not tested).



BEDROOM ONE

9'4 x 7'9

Double glazed window to rear. Electric heater (not tested).



SHOWER ROOM

Low level W/C. Shower cubical with wall mounted shower unit (not tested). Vanity hand wash basin. Double glazed window to rear.



OUTSIDE FRONT

Off street parking. Gate to outside rear.



OUTSIDE REAR

Enclosed by panelled fencing. Storage Shed.



EH 08/24

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):

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

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

AGENTS NOTE (PHOTOGRAPHS)

Please note then marketing photographs were taken before the current tenant took occupancy.

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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