

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



Crossley Avenue Jaywick, CO15 2LS

**** INVESTMENT OPPORTUNITY ****
Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM TIMBER FRAMED DETACHED BUNGALOW being sold with a SITTING TENANT currently paying £600.00pcm, giving a 10.29% yield on the asking price. The property is located within three miles of Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- 8'3 x 8'2 Bedroom
- 8'8 x 7'9 Lounge
- 8'4 x 5'5 Kitchen
- Shower Room
- Separate W.C
- Fully Double Glazed
- Electric Heating (n/t)
- Investment Opportunity
- EPC Rating E
- Council Tax Band A

Price £90,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door leading to:

ENTRANCE HALLWAY

Open access to:

LOUNGE

8'8 x 7'9

Loft access. Electric storage heater (not tested). Double glazed window to side. Open access to:



KITCHEN

8'4 x 5'5

Fitted kitchen suite comprising; laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for fridge or freezer. Space for cooker. Part tiled. Double glazed window to rear.



BEDROOM

8'3 x 8'2

Double glazed window to side.

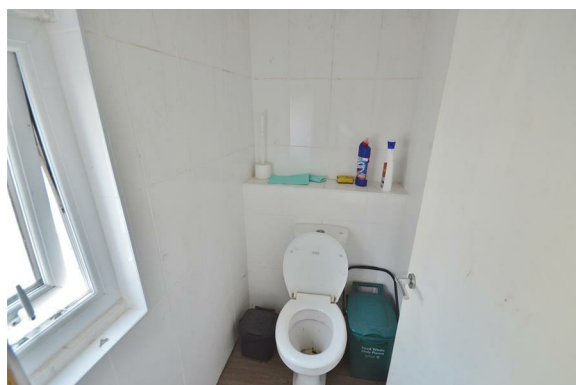


SHOWER ROOM

Suite comprising; Step-in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Pedestal hand wash sink basin. Fully tiled. Double glazed window to front.

SEPERATE W.C

Comprising; Low level W.C. Fully tiled. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to rear.



OUTSIDE - REAR

Courtyard style. Side pedestrian access to front.



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
(Telephone & Broadband):

Non-Standard Property Features To Note: Timber Framed

BA 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.

Particular Disclaimer

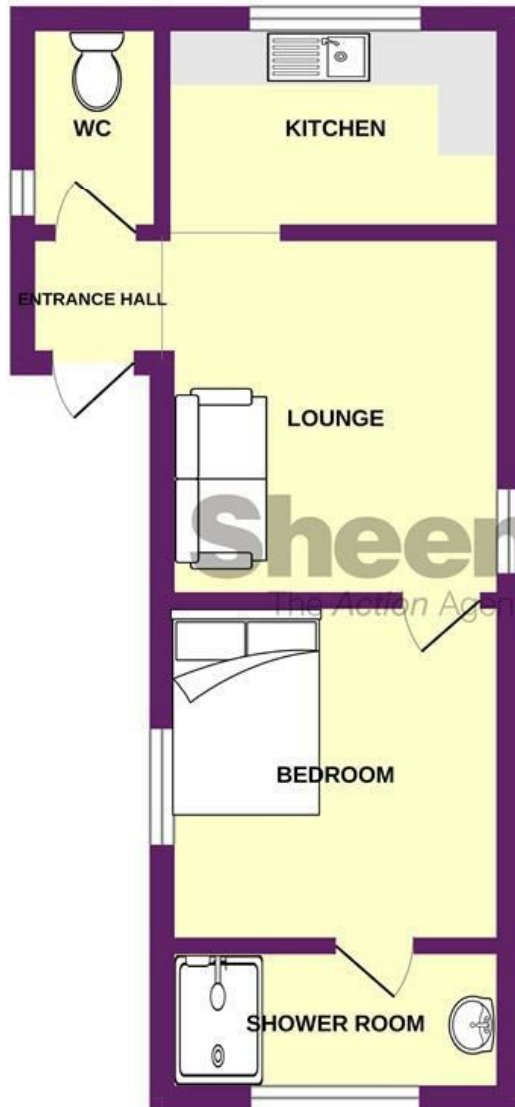
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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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