

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



Wolseley Avenue Jaywick, CO15 2JH

**** INVESTMENT OPPORTUNITY ****
Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM TIMBER FRAMED DETACHED BUNGALOW being sold with a SITTING TENANT currently paying £650.00pcm, giving a 12.00% yield on the asking price. The property benefits from being located approximately two hundred meters from Jaywick's beach and 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.

- Two Bedrooms
- 13'4 x 7' Lounge
- 8'10 x 4'10 Kitchen
- Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Investment Opportunity
- 200 Meters From Seafront
- EPC Rating D
- Council Tax Band B



Price £85,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE

13'4 x 7'1

Electric storage heater (not tested). Double glazed windows to front. Open access to:



KITCHEN

8'10 x 4'10

Kitchen suite comprising laminated rolled edge work with cupboards and drawers at both eye and floor level. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine. Space for electric cooker. Double glazed windows to front.



BEDROOM ONE

8' x 7'4

Double glazed window to rear.

BEDROOM TWO

5'3 x 7'3

Double glazed window to side.

SHOWER ROOM

Shower room comprising; Low level W.C. Vanity hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Double glazed window to rear.

OUTSIDE - FRONT

Patio paved with a raised decked area. Side pedestrian access to rear/



OUTSIDE - REAR

Paved patio area with remainder laid to lawn. Side pedestrian access to front.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

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

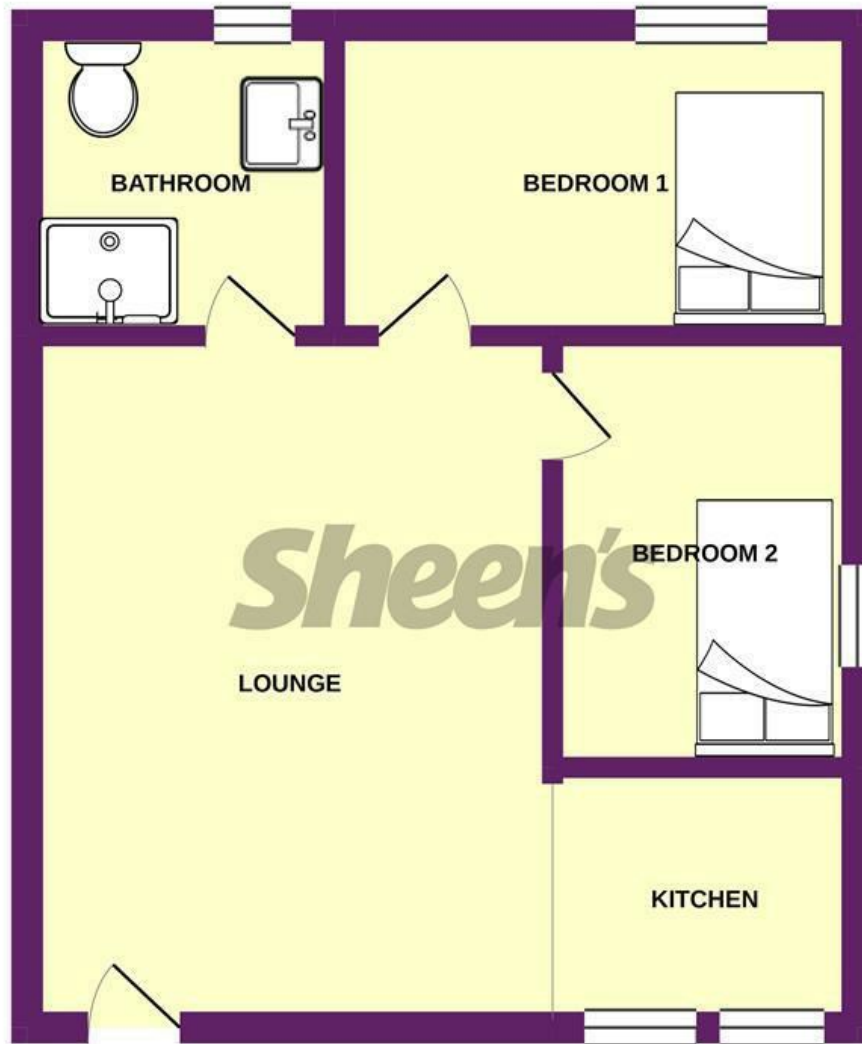
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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