

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



Jaywick Lane Clacton-On-Sea, CO16 8BD

Located in this non estate location in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM SEMI-DETACHED BUNGALOW. Clacton's town centre, sea front and mainline railway station are situated within two miles with local shopping amenities around quarter of a mile away. The property has undergone extensive modernisation by the current sellers over recent years and an early internal inspection is advised to appreciate the accommodation and decor on offer.

- Two Bedrooms
- 15'7 x 11'3 Lounge/Diner
- 10'9 Modern Fitted Kitchen
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx 33' Rear Garden
- Garage & Off Street Parking
- Viewing Advised
- EPC Rating TBC & Council Tax B



Price £250,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Loft Access. Built in storage cupboard. Wood effect panel flooring. Doors to:



LOUNGE/DINER

15'7 x 11'3 max

Radiator. Wood effect panel flooring. Double glazed sliding patio door rear garden.



ALTERNATE VIEW OF LOUNGE/DINER



KITCHEN

10'9 x 9'1 max

Fitted with a modern kitchen. Comprises light grey gloss fronted units. Laminated Square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring gas hob with extractor hood above and glass splash back. Under counter electric oven (appliances not tested). Space and plumbing for washing machine and slimline dishwasher. Tall fridge/freezer space. Wood effect panel flooring. Breakfast bar. Radiator. Double glazed window to rear.



BEDROOM ONE

10'7 to wardrobes x 9'9

Fitted mirror fronted sliding wardrobes. Radiator. Double glazed window to front.



BEDROOM TWO

10'7 x 8'9

Radiator. Double glazed window to front.



BATHROOM

6'8 x 5'7

Fitted with a modern three piece white suite. Panel bath with mixer tap and shower attachment. and glazed shower screen. Vanity wash hand basin. Concealed cistern low level W.C. Part tiled walls. Radiator. Double glazed. window to side. Decorative tile effect flooring. Double glazed window to side.



OUTSIDE - FRONT

Hardstanding area providing off street parking leading to garage with up and over door (Garage is 17'2 x 8'4 power and light connected). Additional shingled front garden area providing additional parking. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 33' rear garden. Mainly laid to lawn. Block paved patio area. Additional wooden decked patio area with borders. Double glazed personal entrance door to Garage. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



JE 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: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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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