



Brooklands Gardens Jaywick, CO15 2JP

**** INVESTMENT OPPORTUNITY ****

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM PART TIMBER FRAMED PART CAVITY BRICK BUILT DETACHED BUNGALOW being sold with a SITTING TENANT currently paying £600.00pcm, giving a 8.47% 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.

- Two Bedrooms
- 16'6 x 11'4 Lounge
- 11'4 x 10'9 Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Electric Heating (n/t)
- Investment Opportunity
- EPC Rating D
- Council Tax Band B

Price £95,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Wooden glazed door leading to;

LOUNGE

16'6 x 11'4

Double glazed window to front. Open access to;

KITCHEN

11'4 x 10'9

Fitted kitchen suite comprising; Laminated square edge work surfaces with inset stainless steel single drainer sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine and tumble dryer. Space for fridge and freezer. Space for cooker. Double glazed window to rear. UPVC double glazed door leading to rear garden.

INNER HALL

Storage cupboard. Loft access. Door to;

BEDROOM ONE

12'4 x 11'

Double glazed window to front.

BEDROOM TWO

12'7 x 11'7

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

THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath.

OUTSIDE - FRONT

Enclosed by panel fencing. Side pedestrian access leading to:



OUTSIDE - REAR

Patio paved courtyard style rear garden. Enclosed by panel fencing. Side pedestrian access to Outside Front.

AGENTS NOTES

We believe the construction of the property may be Part Timber Framed as well Cavity Brick Built. You would have to seek Mortgage advice regarding possible lending.

BA 0924

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: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Part Timber Framed & Part Cavity Brick Built

Particular Disclaimer

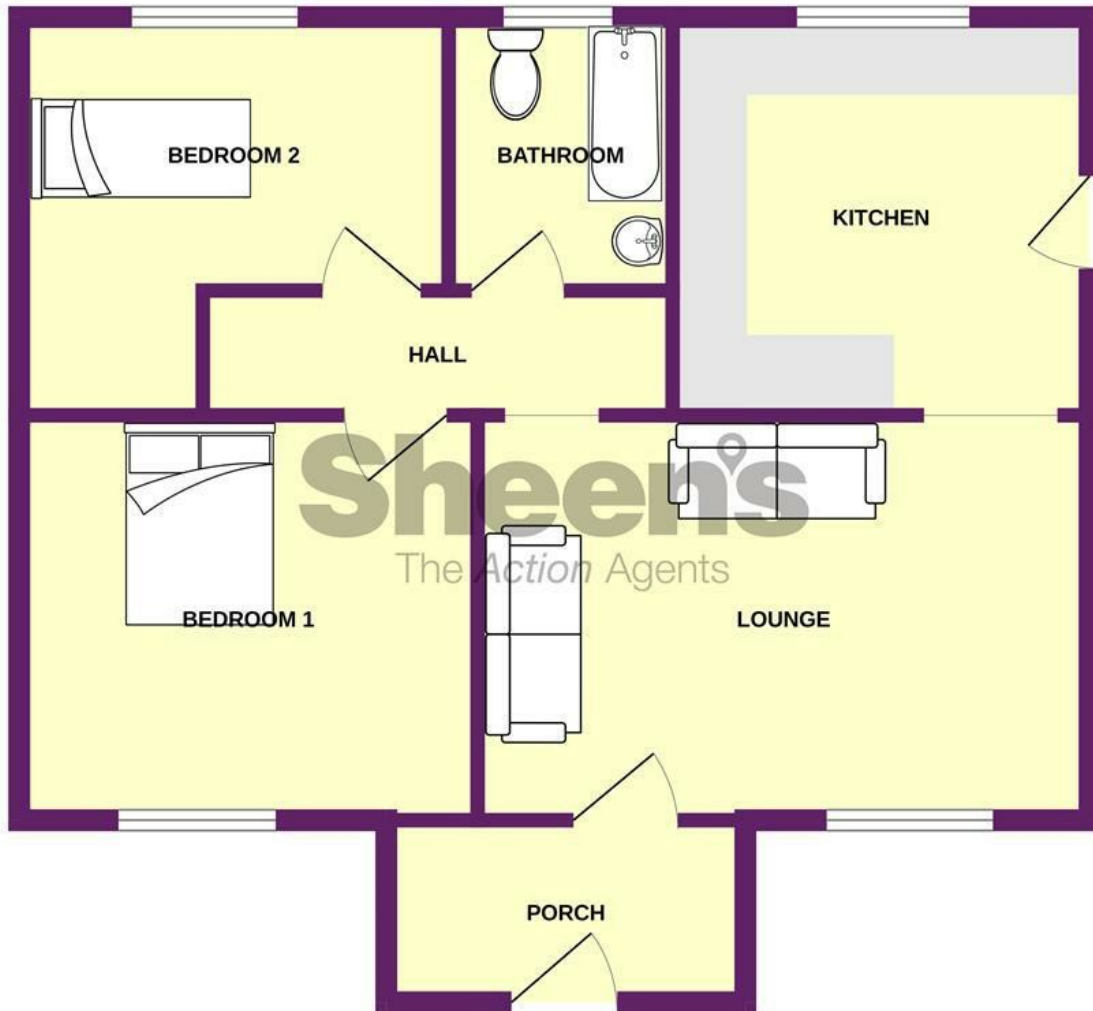
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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