



Brooklands Gardens Jaywick, CO15 2JP

Sheen's Estate Agents are pleased to offer for sale this RECENTLY REFURBISHED TIMBER FRAMED TWO BEDROOM DETACHED BUNGALOW located in Brooklands Gardens in Jaywick. Situated just a short walk away from the beach front, this bungalow offers the perfect opportunity to enjoy seaside living. The property is located approximately three and half a miles from Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'3 x 9'8 Lounge
- 7'6 x 6'5 Kitchen
- Fully Double Glazed
- Electric Heating (n/t)
- Recently Refurbished
- No Onward Chain
- EPC Rating TBC
- Council Tax Band A



Price £80,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE PORCH

Double glazed window to front. Glazed window to side. Open access to;

LOUNGE

14'3 x 9'8

Electric storage heater (not tested). Two double glazed windows to side. open access to;



INNER HALL

Loft access. UPVC double glazed door leading to rear garden. Open access to;

KITCHEN

7'6 x 6'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed window to rear.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with a wall mounted electric shower and shower head above (not tested). Double glazed window.



BEDROOM ONE

9'8 x 7'7

Double glazed window to front.



BEDROOM TWO

7'1 x 7'7

Double glazed window.



OUTSIDE - REAR

Mainly patio paved with a raised area laid to lawn. Enclosed by panelled fencing. Side pedestrian access leading to front.



OUTSIDE - FRONT

Steps leading to front entrance door. Side pedestrian access leading to rear.



SEAFRONT VIEWS



BA 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: A

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: Timber Framed Property

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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