



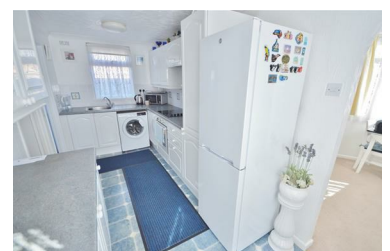
## Golf Green Road Jaywick Village, CO15 2RG

**\*\* NO ONWARD CHAIN \*\***

Sheen's Estate Agents are pleased to offer for sale this **ONE BEDROOM DETACHED SINGLE BRICK BUILT BUNGALOW** located in Jaywick's Village. The property is located within a short distance of local amenities and seafront. An early inspection is advised to appreciate the accommodation on offer.

- 13'8 x 9'10 Bedroom
- 15'2 x 9'3 Lounge
- 15'1 x 6'10 Kitchen
- 9'6 x 6'10 Conservatory
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC

**Price £105,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front and side. UPVC double glazed entrance door to;

### LOUNGE

15'2 x 9'3

Radiator, Double glazed window to front. Open access to;

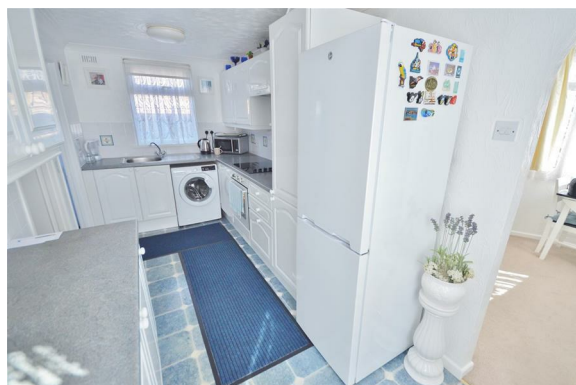




## KITCHEN

15'1 x 6'10

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). Space for fridge and freezer. Space and plumbing for washing machine. Selection of matching wall mounted units with cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed windows to both sides. Door top;



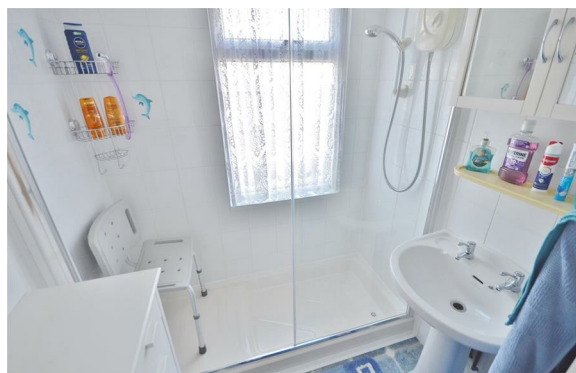
## INNER HALL

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



## SHOWER ROOM

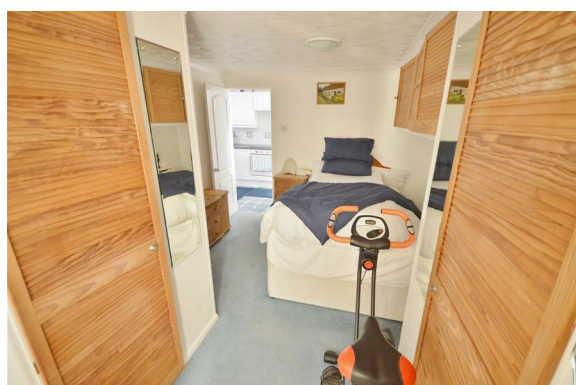
Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Stand-up shower cubicle with wall mounted electric sower and shower attachment above. Fully tiled. Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear.



## BEDROOM

13'8 x 9'10

Built in wardrobes. Radiator. Double glazed widow to rear. UPVC double glazed door leading to;



## CONSERVATORY

9'6 x 6'10

Fully double glazed to sides and rear. Door leading to Outside Rear.



## OUTSIDE - FRONT

Hard standing providing off street parking. Side pedestrian access leading to rear.





### OUTSIDE - REAR

Patio paved. Wooden storage shed. Enclosed by panelled fencing. Side pedestrian access to front.



### AGENTS NOTES

The property is Single Brick Built Construction. This property may be difficult to obtain a mortgage for any queries you would need to consult a mortgage broker.

### BA 0325

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): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: Single 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

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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.



## 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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**Sheen's**  
The Action Agents