



## Broadway Jaywick, CO15 2ER

Sheen's Estate Agents are please to offer this THREE BEDROOM DETACHED CHALET BUNGALOW on a DOUBLE PLOT located in Jaywick Village. This property can be sold with TENANT IN SITU or a VACANT POSSESSION. Clacton's town centre and mainline railway station around two and a half miles away. An internal viewing is recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 12'9 x 10' Lounge
- 11'4 x 9'9 Kitchen
- 22'3 x 6'5 Bedroom
- Double Plot
- Gas Central Heating (n/t)
- Off Road Parking
- Close To Shops
- Council Tax Band A
- EPC Rating D



**Price £150,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

12'9 x 10'1

Log burner. Double glazed window to front.



## KITCHEN

11'4 x 9'9

Fitted with a selection of wall mounted units. Comprising laminated work edge surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Storage cupboard. Double glazed window to rear and side. Door to outside rear.



## BEDROOM ONE

22'3 x 6'5

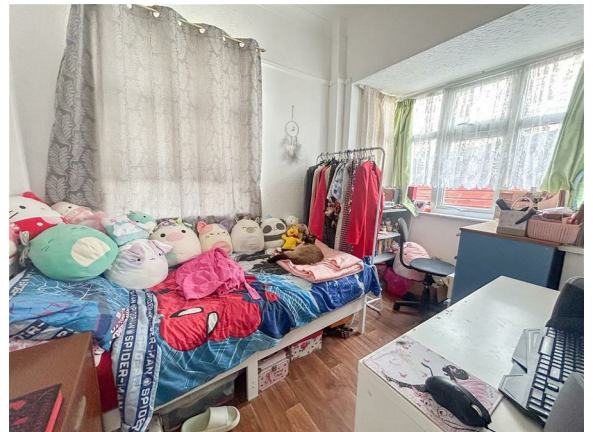
Sky light window. Radiator.



## BEDROOM TWO

10'7 x 7'4

Double glazed window to side. Double glazed bay window to rear. Radiator.





### BEDROOM THREE

8'7 x 7'2

Double glazed window to side. Radiator.



### WET ROOM

Low level W/C. Pedestal hand wash basin. Wall mounted shower unit (not tested). Double glazed window to rear.



### W/C

Low level W/C. Pedestal hand wash basin. Double glazed window to rear.



## OUTSIDE FRONT

Enclosed by panelled fencing. Double plot.



## OUTSIDE REAR

Paved outside space. Timber storage shed. Enclosed by panelled fencing.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### EH 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.





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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