

Boleyn Way, Jaywick, Clacton-on-sea, CO15 2NJ

£230,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Blake & Thickbroom are pleased to be offering for sale this attractive two-bedroom semi-detached bungalow, occupying a highly convenient position within easy walking distance of local shopping facilities, bus routes and the seafront. Offered for sale with NO ONWARD CHAIN, this appealing bungalow provides well-proportioned accommodation, excellent additional living space and a desirable westerly-facing rear garden.

Internally, the property features a welcoming lounge, offering a comfortable and inviting setting in which to relax, alongside a well-proportioned kitchen. A particular highlight is the impressive conservatory, providing a substantial additional reception area, perfectly suited to dining, entertaining or simply enjoying views across the garden.

Externally, the property continues to impress with a block paved driveway providing valuable off-road parking, whilst the westerly-facing rear garden offers a pleasant outdoor retreat, perfectly positioned to capture the afternoon and evening sunshine.

The location further enhances the appeal, with local shops, bus routes and the seafront all within comfortable walking distance, making this an excellent choice for those looking to enjoy convenient coastal living.

Entrance Hall -

Bedroom One - 3.94m x 2.9m (12'11" x 9'6")

Bedroom Two - 3.2m x 2.67m (10'6" x 8'9")

Bathroom - 2.11m x 1.68m (6'11" x 5'6")

Lounge - 4.67m x 3.23m (15'4" x 10'7")

Kitchen - 3m x 2.74m (9'10" x 9'0")

Conservatory - 5.99m x 2.31m (19'8" x 7'7")

Garden - Westerly Facing

Garage -

Tenure: Freehold

Property Type: Semi-Detached Bungalow

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- TWO BEDROOM SEMI-DETACHED BUNGALOW!
- 15'4 x 10'7 LOUNGE!
- 9'10 x 9'0 KITCHEN!
- 19'8 x 7'7 CONSERVATORY!
- BLOCK PAVED DRIVEWAY!
- WESTERLY FACING GARDEN!
- WALKING DISTANCE TO LOCAL SHOPS, BUS ROUTES & SEAFRONT!
- SOLE AGENTS!

Material information for this property.
Tenure is Freehold.
Council Tax Band - B.
EPC Rating - D.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - None.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.


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GROUND FLOOR



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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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