



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this renovated detached bungalow situated within a stone's throw of Jaywick Sand's promenade and beach. The property is conveniently located within a five minute walk of local shopping facilities and bus stops and affords an ideal opportunity for someone looking for a holiday home or for a freehold investment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Marine Parade West for approximately a quarter of a mile passing the Toby Carvery on the left, leading into West Road. Continue along this road passing the golf club on the left hand side and at the mini-roundabout (the Three Jays Public House ahead of you), turn left into Jaywick Lane, continue into Golf Green Road. At the far end of Golf Green Road, follow the road round to the right and then turn immediately left into The Close. Follow The Close round to the left and the property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* TWO BEDROOMS \* 18'5 (max) x 14'5 LOUNGE DINER \*
- \* NEWLY FITTED KITCHEN WITH HOB, EXTRACTOR & OVEN \*
- \* WHITE BATHROOM SUITE \*
- \* GAS HEATING SYSTEM \* UPVC DOUBLE GLAZING \*
- \* A STONE'S THROWN FROM BEACH \*
- \* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES & BUS STOPS \*
- \* IDEAL HOLIDAY HOME / INVESTMENT \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE:**

Stairflight leading to composite style entrance door into lounge diner.

**LOUNGE DINER:** 18'5 (5.61m) x 14'5 (4.39m)

(max). Radiators. Double glazed windows to front and side aspects. New carpets. Open plan access to inner hallway leading to all rooms.

**KITCHEN:** 8'8 (2.64m) x 7'0 (2.13m)

Newly fitted units comprising of laminated fronted base units with laminated work surfaces and inset one and a half bowl sink unit, matching eye level cupboards, new electric hob with extractor canopy over and oven under. Double glazed window to side.

**BEDROOM ONE:** 11'8 (3.56m) x 8'7 (2.62m)

(max). Radiator. Double glazed window to side.

**BEDROOM TWO:** 9'5 (2.87m) x 6'4 (1.93m)

(plus door recess). Radiator. Double glazed window to rear.

**BATHROOM:**

White suite comprising of corner panelled bath, pedestal wash basin, low level WC. Partially tiled walls. Radiator. Double glazed window to side.

**OUTSIDE:**

Hardstanding to front affording potential off road parking for a small car, pedestrian access either side of the bungalow to the rear courtyard. The courtyard is predominately hardstanding and is retained by timber fencing and brick wall.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold.

Council Tax Band A.

EPC Rating D.

Services Connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone & Broadband coverage - Not known as property is vacant.

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - Yes. Blake & Thickbroom are of the opinion that this property is of single brick and timber construction and as such may prove difficult to secure a mortgage.

The property is located in a very low flood risk area. Prospective purchasers should be directed to website:

[check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)



