



**DESCRIPTION:**

A charming and individually designed timber framed bungalow, occupying this elevated position on a double plot within the heart of the Jaywick area. The bungalow offers immense potential for further improvement and extension (Subject to planning) and is offered for sale with no onward chain. So hurry up and view before you miss out on this unique purchase.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West passing the Toby Carvery on the left, leading into West Road. At the roundabout (Three Jays Public House ahead), turn left into Golf Green Road. Proceed along Golf Green Road for approximately one mile, turning sharp right into Broadway. Proceed to the end of Broadway, across the next junction into Tamarisk Way, right at next mini roundabout into Lotus Way, proceed a short distance and Essex Avenue will be found as a turning on the right, proceed into Essex Avenue and the property will be found on the left hand side.

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

\* BEDROOM ONE 9'2 x 5'11 \*

\* LOUNGE 9'6 x 9'2 \* KITCHEN 6'3 x 5'5 \*

\* UTILITY ROOM 6'6 x 5'8 \* SHOWER ROOM \* IMPROVEMENTS MADE TO LOCAL  
AUTHORITY APPROVAL\*

\* LOW ENERGY ELECTRIC HEATERS \*

\* DOUBLE GLAZING \* DOUBLE PLOT \*

\* POTENTIAL FOR EXTENDING (SUBJECT TO PLANNING) \*

\* CASH BUYERS ONLY \*

\* GOOD INVESTMENT OPPORTUNITY \*

\* SOLE AGENTS \* NO ONWARD CHAIN \*

**ENTRANCE PORCH:**

Stairs leading to entrance porch. Entrance door leading to:

**LOUNGE:** 9'6 (2.90m) x 9'2 (2.79m)

Low energy electric heater. Doors to all rooms. Replacement double glazed window to side.

**BEDROOM:** 9'2 (2.79m) x 5'11 (1.80m)

Low energy electric heater. Replacement double glazed windows to front and side.

**KITCHEN:** 6'3 (1.91m) x 5'5 (1.65m)

Fitted with a range of white laminated fronted units comprising of rolled edge laminated work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage below. Part tiled walls. Replacement double glazed window to front.

**UTILITY ROOM:** 6'6 (1.98m) x 5'8 (1.73m)

Loft access. Part tiled walls. Door to shower room. door leading to rear. Replacement double glazed window to side.

**SHOWER ROOM:**

Fitted with shower tray with electric shower, pedestal hand wash basin, low level WC. Fully tiled walls. Replacement double glazed window to side.

**OUTSIDE:**

The front of the property is mainly laid to lawn with concrete path leading to the bungalow, partially retained by wooden panelled fencing all around.

**AGENTS NOTES:**

Material information for this property.

Tenure Freehold.

Council Tax Band A.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - No.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - unknown

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

Any additional property charges - No

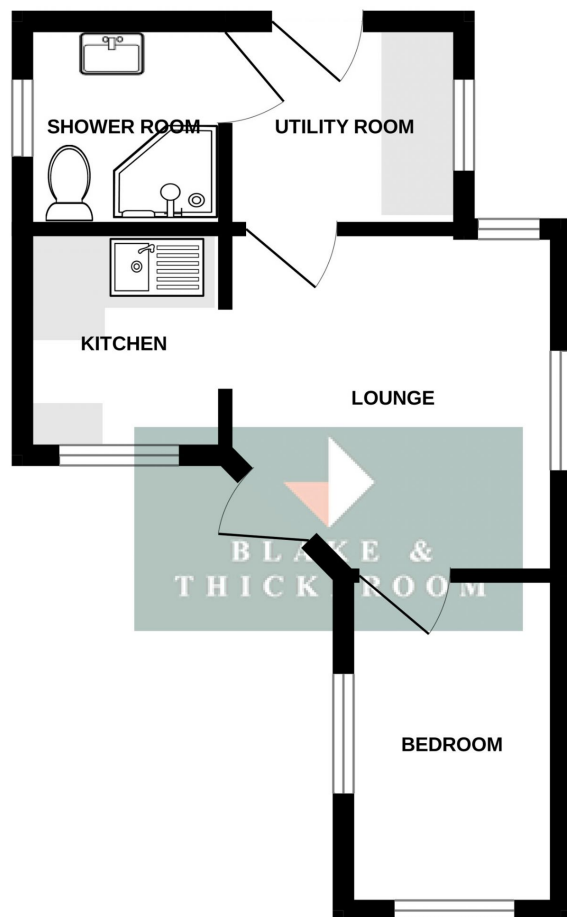
Non standard property feature to note - YES Timber framed construction and located in a flood zone. Purchasers to be directed to website [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode) to confirm the flood risk on this property .



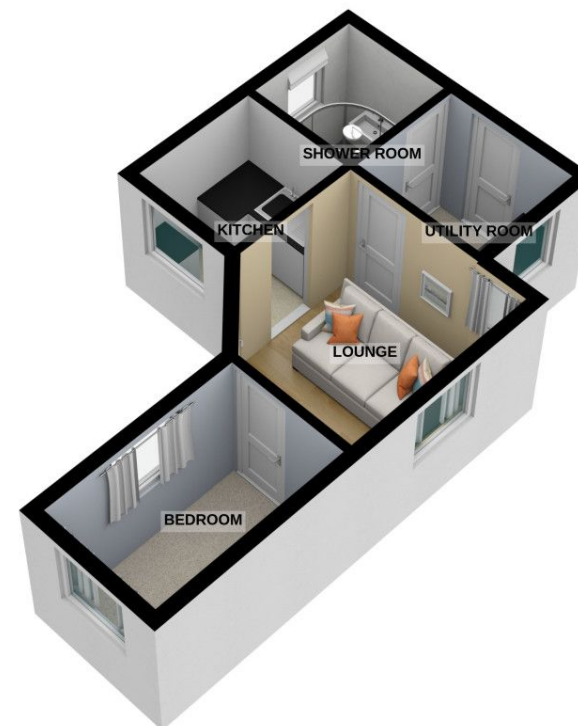




GROUND FLOOR  
22.4 sq.m. (241 sq.ft.) approx.



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ESSEX, AVENUE, JAYWICK, ESSEX, CO15 2JZ  
TOTAL FLOOR AREA : 22.4 sq.m. (241 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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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