



BLAKE & THICKBROOM



**GOLF GREEN ROAD,
JAYWICK, ESSEX, CO15 2RJ
£150,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this three bedroom detached chalet style bungalow located in the popular Jaywick village, conveniently located within a short walk of local shopping facilities, seafront and bus route leading to Clacton's town centre. The property is being offered for sale with no onward chain. As the vendor's chosen sole agents, an early viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left and continue on this road where it converts to West Road. Pass the golf club on the left and at the roundabout (Three Jays Public House ahead of you) turn left into Jaywick Lane which leads into Golf Green Road. The property can be found after a short distance on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS *

* LOUNGE 15'4 x 11'8 *

* KITCHEN DINER 15'3 x 9'5 *

* CONSERVATORY 9'9 x 6'2 *

* GROUND FLOOR SHOWER ROOM *

* GAS HEATING SYSTEM (not tested) * DOUBLE GLAZING *

* COURTYARD STYLE GARDEN * OFF ROAD PARKING *

* NO ONWARD CHAIN * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 12'3 (3.73m) x 9'3 (2.82m)

Radiator (not tested). Two sets of fitted wardrobes. Eaves storage. Replacement double glazed window to rear.

BEDROOM TWO: 10'9 (3.28m) x 9'3 (2.82m)

Radiator (not tested). Replacement double glazed window to front.

FIRST FLOOR LANDING:

Rolled edge laminated work tops, cupboards below. Eaves storage. Doors to bedrooms. Replacement double glazed Velux window to side. Stairs to lounge.

LOUNGE: 15'4 (4.67m) x 11'8 (3.56m)

Radiators (not tested). Gas fire (not tested). Replacement double glazed windows and French style doors to front.

KITCHEN DINER: 15'3 (4.65m) x 9'5 (2.87m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with drawers and storage below, range of eye level cupboards. Part tiled walls. Wall mounted combi boiler (not tested). Radiator (not tested). Replacement double glazed windows to both sides. Access to entrance hall.

ENTRANCE HALL:

Entrance door and doors to all rooms.

SHOWER ROOM: 6'3 (1.91m) x 5'3 (1.60m)

Fitted with shower tray with sliding doors, electric shower, vanity hand wash basin with mixer tap, cupboards below, low level WC. Part tiled walls. Radiator (not tested). Replacement double glazed window to side.

BEDROOM THREE: 10'2 (3.10m) x 8'8 (2.64m)

Radiator (not tested). Two sets of fitted wardrobes. Replacement double glazed window to side. Access to conservatory.

CONSERVATORY: 9'9 (2.97m) x 6'2 (1.88m)

Panelled roofing. Replacement double glazed windows x two to rear, double glazed door leading to garden.

OUTSIDE:

To the front of the property is a concreted area providing access for off road parking, the rest of the front is laid to lawn and enclosed by a low level brick wall to the front and the left hand side, low level wooden panelled fencing to the right hand side. Side access leading to courtyard style garden on the left hand side. The courtyard rear garden is low maintenance with a concreted area and paving, wooden storage shed and greenhouse to remain. The rear garden is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band A.

EPC Rating E.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website 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 - Yes. Conservatory to the rear, planning number 02/00547/FUL.

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GROUND FLOOR

1ST 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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