



BLAKE & THICKBROOM



**ROVER AVENUE,
JAYWICK, ESSEX, CO15 2LP
£160,000 (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 this detached timber framed bungalow situated within the seaside village of Jaywick. The property is located on a triple width plot currently utilised for garaging/workshop and private garden and vegetable plot. The property also affords redevelopment potential subject to relevant planning permissions and can be found within a short walk of Jaywick's regenerated beaches.

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 into The Broadway. At the far end of the Broadway, turn round 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 * 13'8 x 9'4 LOUNGE *
- * 11'10 x 6'10 KITCHEN AREA *
- * SHOWER ROOM *
- * ELECTRIC AIR SOURCE HEAT PUMP & WOOD BURNER * DOUBLE GLAZING *
- * LAWNED REAR GARDEN *
- * BRICK BUILT STORAGE SHED * GARAGE / WORKSHOP *
- * TRIPLE WIDTH PLOT * OFF ROAD PARKING *
- * CLOSE TO SEAFRONT * SOLE AGENTS *

ENTRANCE PORCH:

Rear entrance door into entrance porch. Windows to side and front and access into lounge area.

LOUNGE: 13'8 (4.17m) x 9'4 (2.84m)

(narrowing to 6'10). Exposed floorboards. Radiator. Wood burner situated on brick hearth. Double glazed windows to side and front, double doors to outside and verandah and open plan access to:

KITCHEN AREA: 11'10 (3.61m) x 6'10 (2.08m)

Fitted with base units and work surfaces and inset sink unit with mixer tap over. Exposed floorboards. Double glazed window to rear and access to:

INNER LOBBY:

Doors to bedrooms and shower room.

BEDROOM ONE: 8'10 (2.69m) x 8'1 (2.46m)

Radiator. Exposed floorboards. Double glazed window to front.

BEDROOM TWO: 8'1 (2.46m) x 6'10 (2.08m)

Radiator. Double glazed window to rear.

SHOWER ROOM:

Fitted with a white suite comprising of shower quadrant, vanity wash basin, low level WC. Radiator. Double glazed window to side.

OUTSIDE:

The property is affording a frontage of approximately 78' and is retained by timber fencing and mature shrubbery with parking area located to the front of the garage / workshop. The formal garden area is lawned and flanked with flower and shrubs borders and vegetable plot housed under a 10ft x 20ft polytunnel. A brick built storage shed can be found along the rear boundary. In the valuer's opinion this plot is affording potential to extend the existing bungalow if necessary or as a redevelopment opportunity subject to the relevant planning permissions being secured.

GARAGE / WORKSHOP: 18'9 (5.72m) x 9'0 (2.74m)

Power and light connected. Double doors to front and further double doors to side leading on to garden.

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AGENTS NOTES:

Material Information for this property.

Tenure is Freehold. Council Tax Band A. EPC TBA.

Services Connected.

Electricity - Yes.

Gas - No.

Water - Yes.

Sewerage type - Mains.

Telephone & 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 to note - Yes. This property is of timber framed construction and as such, could prove unsuitable for mortgage security.

The property is located in a flood zone. Prospective purchasers should be directed to website - check-long-term-flood-risk.service.gov.uk/postcode.

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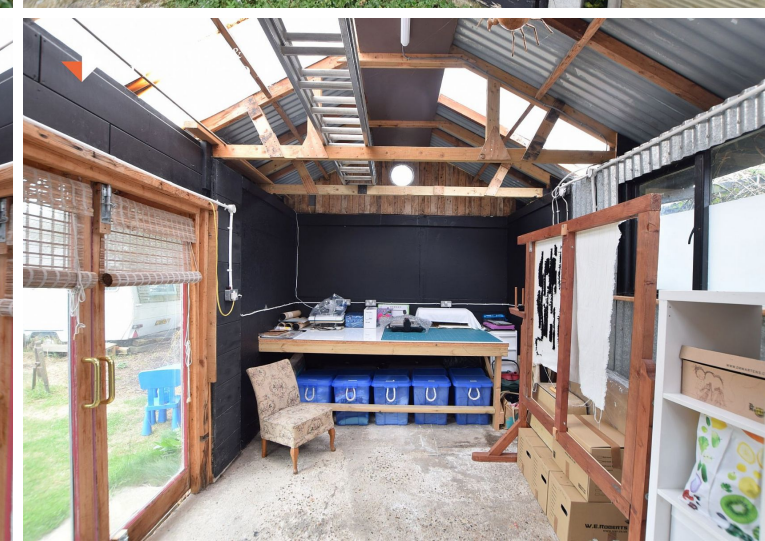
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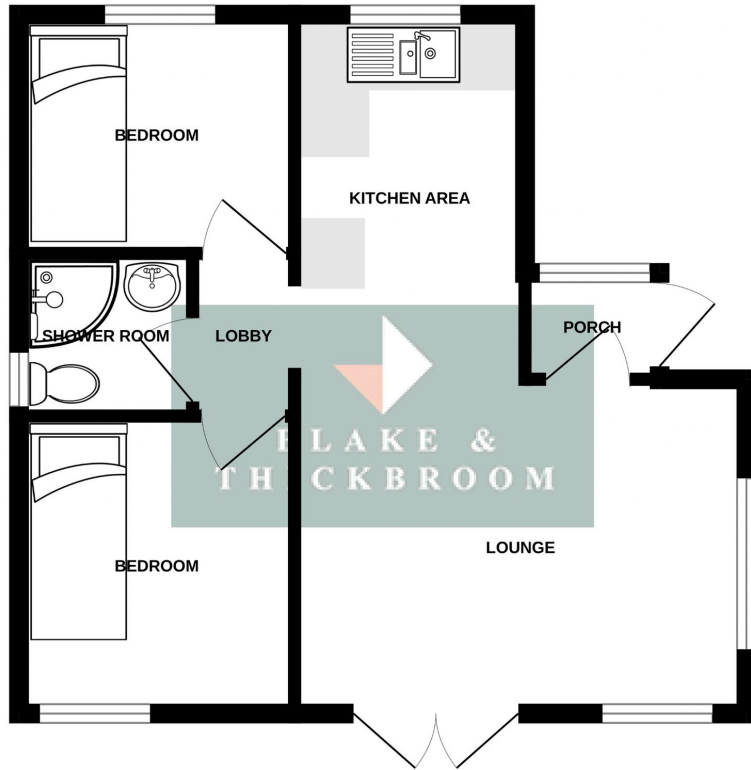
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GROUND FLOOR



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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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GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.



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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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