



**GORSE WAY,
JAYWICK, ESSEX, CO15 2HT
£95,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom detached bungalow situated within easy reach of Jaywick Village and seafront. The property benefits from a substantial rear garden with field views to the rear and offers a generous amount of accommodation throughout. Call our Offices to arrange a viewing.

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. Take the first right into Crossways, second turning left into Meadow Way. Proceed along Meadow Way for approximately a quarter of a mile and Gorse Way will be found as a turning on the right hand side. Proceed into Gorse Way and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 14'4 x 12'9 LOUNGE *

* 12'9 x 10' KITCHEN * SHOWER ROOM *

* HALLWAY / UTILITY ROOM *

* ELECTRIC HEATING * MOSTLY DOUBLE GLAZED *

* SUBSTANTIAL REAR GARDEN *

* OFF ROAD PARKING *

* SOLE AGENTS * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door leading to entrance porch. Entrance door to:

LOUNGE: 14'4 (4.37m) x 12'9 (3.89m)

Electric heater. Replacement double glazed window to front, two replacement double glazed windows to side. Access to bedroom one and hallway/utility.

BEDROOM ONE: 13'1 (3.99m) x 9'1 (2.77m)

Electric heater. Fitted wardrobes. Loft access. Replacement double glazed window to side.

HALLWAY:

Rolled edge laminated work surfaces with cupboards below, range of eye level cupboards. Airing cupboard. Door to shower room and door to kitchen. Single glazed window to side.

SHOWER ROOM:

Fitted with shower tray with electric shower, vanity hand wash basin with mixer tap, cupboards below, low level WC. Melamine panelled walls. Replacement double glazed window to side, single glazed window to kitchen.

KITCHEN: 12'0 (3.66m) x 9'10 (3.00m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards below. Replacement double glazed window to side. Access to:

SUN LOUNGE:

Replacement double glazed window to side. Sliding door to garden. Door to:

BEDROOM TWO: 9'0 (2.74m) x 5'0 (1.52m)

Double glazed window to rear, single glazed window to side.

OUTSIDE:

Concrete driveway to the front of the property affording access for off road parking. Generously sized rear garden with concrete areas and pathways leading to rear garden. The rest of the garden is mostly laid to lawn with a variety of trees, shrubs and flowers. The rear garden is partially retained by wooden panelled fencing and benefits from field views to the rear. Side access to front.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band A.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 - No.

Non standard properties features to note - Yes. We are aware that this property is of part brick and part timber framed construction and as such prospective purchasers requiring a mortgage should seek specific mortgage advice regarding the construction.

A solar panel system has recently been fitted comprising of ten solar panels, additional information pending.





