



Asking Price £189,995  
Jaywick, CO15



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions



- EPC - C

- COUNCIL TAX BAND - B

- TWO BEDROOM SEMI DETACHED BUNGALOW

We are pleased to offer for sale this 2 Bedroom Semi-detached bungalow situated in this popular location close to local amenities, shops, doctors surgery, and public transport links. EPC - C Council Tax Band - B

Benefitting from a good size rear garden and off road parking, early viewing is advised.

Access Double glazed entrance door to side affording access to Entrance Hall

Entrance Hall L shaped, Radiator, Laminated Flooring, 2 x built in cupboards (Housing Boiler), Access to loft, Doors to all rooms

Lounge 15' 08" x 9' 06" Feature fire surround, radiator, laminated flooring, patio doors to conservatory

Conservatory 12' 00" x 9' 00" Part brick and double glazed, double glazed door to side.

Kitchen 9' 09" x 9' 00" Well fitted with range of wall and base units with worksurfaces over, inset sink unit, plumbing and space for appliances, laminated flooring, double glazed window to rear, double glazed window and door to side

Bedroom One 11' 07" x 10' 00" Double glazed window to front, radiator, laminated flooring

Bedroom Two 9' 07" x 7' 06" Double glazed window to front, radiator, laminated flooring

Bathroom White suite comprising Panelled bath with mixer shower, low level wc, wash basin in vanity unit, radiator, part tiled walls, double glazed window to side.

Exterior Front Mainly laid to lawn with dwarf brick wall to front, Driveway to side affording off road parking for 3 cars, double gates to rear

Exterior Rear Rear Garden approx 70' Patio area, remainder laid to lawn with panel fencing to boundaries, 2 garden sheds.

Energy rating

C

Certificate number

0320-2141-3040-2199-1621



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#### Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.