

**Auction**

## 2 bed bungalow to buy in CO15

Rosemary Way, Jaywick, Clacton-on-Sea,  
Essex, CO15 2SB

# £70,000

 Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold Via Secure Sale Online  
Bidding T&Cs Apply
- ✓ CLOSE TO SEAFRONT
- ✓ TWO BEDROOMS
- ✓ DOUBLE GLAZED LEAN-TO
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

Boydens are pleased to offer by online auction this two bedroom bungalow perfect as an investment property generating yields of 10%+. The property is situated within walking distance to the seafront and local amenities approximately 0.2 miles away. The bungalow has added benefits of double glazed windows, gas fired heating (not tested), double glazed lean-to and off road parking. EPC - E

DISCLAIMER: The property had a leak that has now been repaired and the property has been subsequently drained down. The affected rooms are currently drying out and the property will be sold as seen.

Gas Central Heating

Mains Electric

Mains Water

Mains Sewerage

Council Tax - Band A, Tendring District Council

Construction Type - We understand the property to be of timber frame build

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Bungalow

Parking: Off Street

Heating: Gas

## Porch

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## Living Room

5.20m x 2.20m (17'0" x 7'2")

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## Kitchen

2.90m x 2.30m (9'6" x 7'6")

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## Bedroom 1

3.20m x 2.90m (10'5" x 9'6")

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## Bedroom 2

2.90m x 2.30m (9'6" x 7'6")

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## Wet Room

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## Lean To

2.80m x 0.90m (9'2" x 2'11")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Rosemary Way, Jaywick, Clacton-on-Sea, Essex, CO15 2SB

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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