

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



Walton Road Walton-on-the-Naze, CO14 8LR

Situated in a non-estate position located on the outskirts of Walton's town centre and mainline railway station is this spacious TWO DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts a 17'10" welcoming reception area, 14' lounge with a log burner, conservatory/sun room and off street parking to the front. An early viewing is strongly advised.

- Two Double Bedrooms
- 17'10" x 9'1" Reception Room
- 14' Lounge With Log Burner
- White Suite Wet Room
- 8'9" Sun Room/Conservatory
- No Onward Chain
- Close to Shopping Amenities
- Must Be Viewed
- EPC Rating D
- Council Tax Band C



Price £235,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Entrance Reception Area

17'10" x 9'1"

Obscured sealed unit double glazed window to front. Sealed unit double glazed window to conservatory. Open access to:



Inner Hall

Sealed unit double glazed door to rear. Obscured sealed double glazed window to front.



Hallway

Built in airing cupboard. Loft access. Radiator. Doors to:



Kitchen

9'1" x 8'10"

Fitted with a range of matching beech coloured fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Integrated fridge and freezer. Further selection of matching units at both eye and floor level. Wall mounted boiler. Part tiled walls. Tiled flooring. Sealed unit double glazed window to front.



Wet Room

White suite comprising of low level W/C with concealed cistern. Pedestal wash hand basin. Wall mounted electric shower with soak away. Fully tiled walls. Fitted extractor fan. Obscured sealed unit double glazed window to front.



Lounge

14' x 10'9"

Wood flooring. Brick built fireplace and tv plinth with inset log burner. Sealed unit double glazed window to front.



Bedroom One

14' x 10'9"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

13'9" x 7'10"

Radiator. Sealed unit double glazed window to rear.



Conservatory/Sun Room

8'9" x 7'7"

Part brick base. Pitched poly-carbonated roof. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors to rear.



Outside - Rear

Mainly laid lawn. Array of bushes. Concrete pathway leading down garden. Outside tap. Enclosed by panel fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/01.24

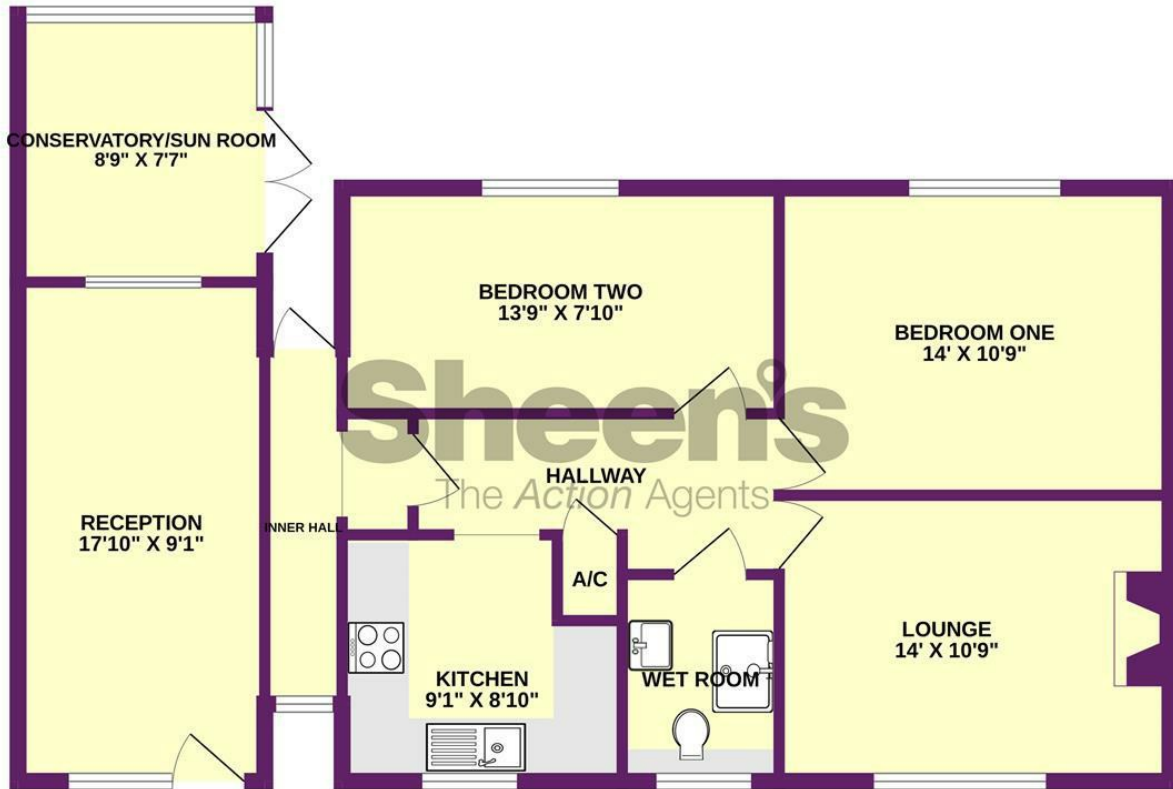
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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