



## Beatrice Road Walton-on-the-Naze, CO14 8HJ

Having undergone an extensive programme of complete renovation and modernisation to the highest standard by the current owners Sheen's Estate Agents have the pleasure in bringing to market this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is perfectly positioned within 150 metres of Walton's Seafront and is being offered with NO OWNARD CHAIN. This stunning property boasts two double bedrooms, a newly fitted kitchen with integrated appliances, retained character features, immaculately presented low maintenance front and rear gardens and ample off street parking. This property won't be around long, so an early viewing is strongly recommended.

- **Two Double Bedrooms**
- **Completed Renovated & Modernised Throughout**
- **150 Metres To Seafront**
- **Character Features**
- **Modern Fitted Kitchen & Bathroom**
- **Secluded Low Maintenance Rear Garden**
- **Detached Outbuilding/Utility/Workshop**
- **No Onward Chain**
- **Ample Off Street Parking**
- **EPC Rating E / Council Tax Band C**



**Offers In Excess Of £450,000 Freehold**

Accommodation comprises with approximate room sizes:-

Hardwood entrance door with two obscured feature stained glass windows to:

### Hallway

Luxury vinyl flooring. Loft access with pull down ladder. Vertical panel radiator. Spot lights. Doors to:



### Master Bedroom

13' x 11'

Obscured feature stained glass window to side. Panel radiator. Spot lights. Ceiling fan. Sealed unit double glazed windows to front sealed unit double glazed French style door to front with fitted shutters.



## Bedroom Two

12' x 9'

Fitted wardrobes. Luxury vinyl flooring. Fitted shelving. Panel radiator. Spot lights. Ceiling fan. Sealed unit double glazed bay window to front with fitted shutters.



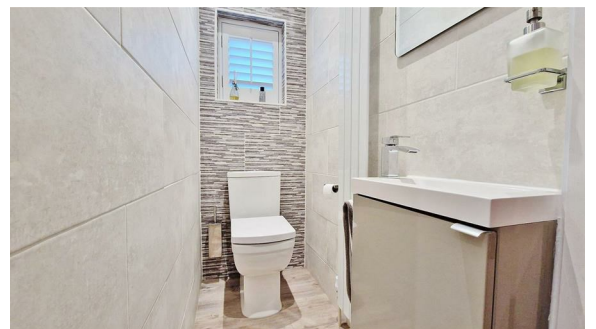
## Bathroom

Suite comprising of vanity wash hand basin with storage drawers under. Fitted shower cubicle with integrated overhead 'rainfall' shower and separate attachment and feature shelving. Free standing oval bath with mixer tap and shower attachment. Fully tiled walls. Luxury vinyl flooring. Heated towel rail. Wall mounted mirrored cabinet. Spot lights. Obscured sealed unit double glazed window to side with fitted shutters.



## Separate W/C

Low level W/C. Vanity wash hand basin with storage cupboard under. Fully tiled walls. Vertical panel radiator. Luxury vinyl flooring. Spot lights. Obscured sealed unit double glazed window to side with fitted shutters.



## Lounge

11'10" x 10'10"

Luxury vinyl flooring. Spot lights. Ceiling fan. Two vertical panel radiators. Obscured stained glass feature window to side. Open access to:



## Conservatory

10'6" x 9'4"

Poly-carbonate roof. Luxury vinyl flooring. Two vertical panel radiators. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed French style doors to rear. Open access to:



## Kitchen

10' x 8'3"

Fitted with a range of modern matching units with integrated handles. Wood effect rolled edge work surfaces. Inset four ring electric hob with fitted extractor fan above. Inset Butler style one and half bowl sink with mono mixer tap. Built in eye level double oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and bins. Wine rack. Part tiled walls. Luxury vinyl flooring. Sealed unit double glazed window to side. Double glazed door giving access to side.



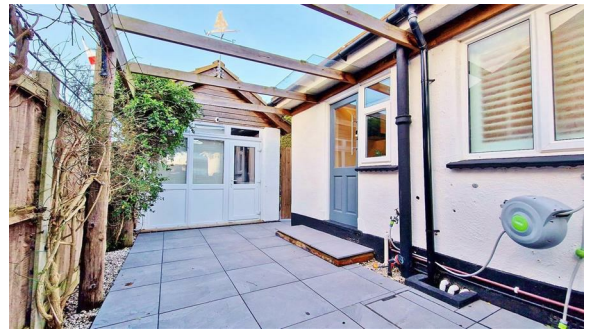
### Outside - Rear

Secluded unoverlooked low maintenance garden. Large patio entertaining area. Part artificial grass. Borders shingled with array or bushes and Mediterranean style shrubs. Undercover BBQ/seating area. Private access door to workshop. Outside lights. Wooden gate leading to:



### Outside - Side

Further patio seating area with pergola. Outside tap. Double swinging gates to front. Sealed unit double glazed door giving access to:



### Utility/Workshop

Utility 9'4 x 8'4" Rolled edge work surface. Inset bowl sink drainer unit with mixer tap. Plumbing for automatic washing machine. Sealed unit double glazed windows to front. Door giving access to: Workshop 9'6" x 9'4" Over head storage. Fitted shelving. Door giving access to rear.

### Outside - Front

Hard standing shingled area providing ample off street parking. Undercover seating area. Enclosed shingled beds with array of shrubs and bushes.



## 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/03.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

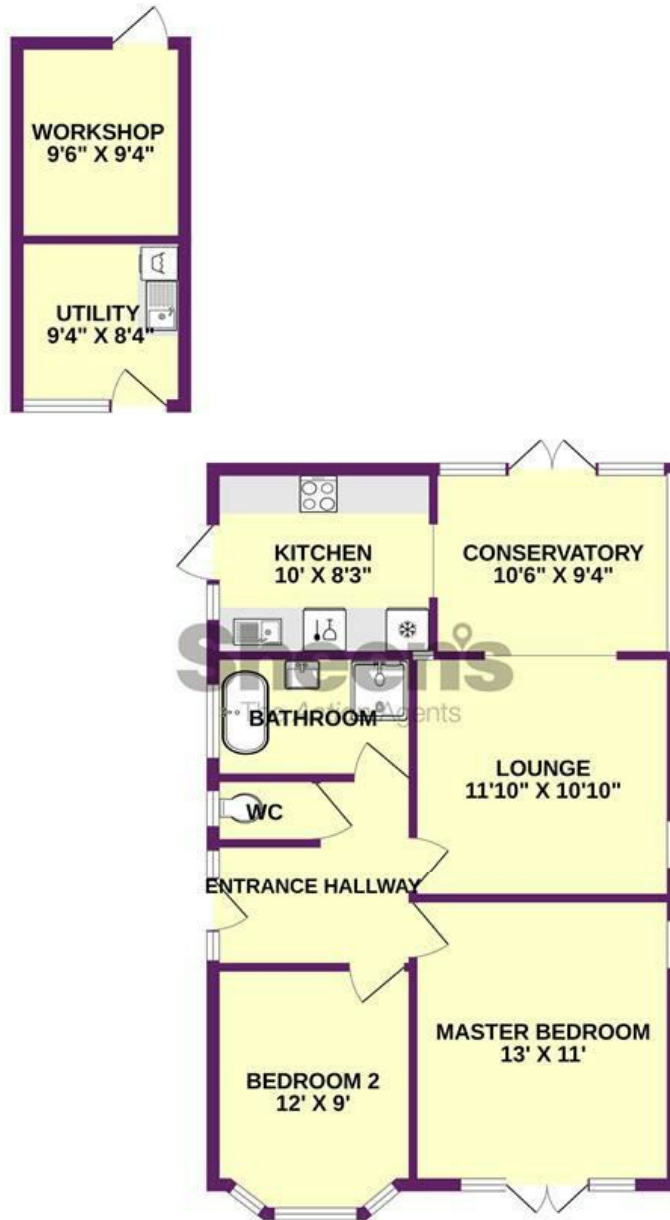
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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