



Burnham Close Walton-on-the-naze, CO14 8SX

*** PRICED FOR QUICK SALE*** Located on the sought after 'Frinton Homelands' development and being offered with NO ONWARD CHAIN, we have the pleasure in bringing to market this well presented, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a 19'6" Lounge accompanied with a modern Kitchen leading through to a 19'1" conservatory which all provides spacious living accommodation. The property benefits from a secluded, private position overlooking the allotments and is situated within half a mile of the 'Triangle' shopping centre and Seafront and within one mile of Frinton's town centre and mainline railway station, an early internal viewing is strongly advised to avoid disappointment.

- Two Double Bedrooms
- 19'1" Conservatory
- Modern Kitchen
- Garage & Off Road Parking
- Secluded Rear Garden
- Cul-De-Sac Position
- Frinton 'Homelands' Development
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £335,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Built in storage cupboard. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Laminate flooring. Loft access with pull down ladder. Radiator. Doors to:



Bedroom One

14'8" x 11"

Range of fitted wardrobes, drawers and dressing tables to remain. Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'4" x 9'4"

Radiator. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Lounge

19'6" into bay x 10'10"

Featured wooden surround with inset electric fire. Radiator. Sealed unit double glazed leadlight window to side. Sealed unit double glazed leadlight bay window to front.



Kitchen

13'6" x 7'8"

Fitted with a range of matching grey fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with fitted extractor hood above. Built in eye level electric oven with built in microwave above. Further selection of matching units both at eye and floor level. Plumbing for washing machine, dishwasher and tumble dryer. Fridge/freezer to remain. Weatherboard splashback. Laminate flooring. Radiator. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

19'1" x 13"

Laminate flooring. Wall lights. Radiator. Two skylights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Secluded rear garden backing onto the allotments. Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, shrubs and bushes. Shed to remain with power connected. Outside tap. Outside light. Access to front via side gates. Private access door to garage with power/light connected and a range of cupboards and shelving units to remain. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

Anti Money Laundering

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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Disclaimer - wide angle lens etc.

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



BURNHAM CLOSE

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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents