



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

Situated in an established non-estate position, Sheens Estate Agents have the pleasure in bringing to market this TWO BEDROOM DETACHED BUNGALOW. The property is located on the outskirts of the sought after coastal town of Walton-on-the-Naze and is within a half of a mile of the town centre, seafront and mainline railway station with links to London Liverpool Street. The property offers good sized accommodation with two separate conservatories accessed via the kitchen and lounge, low maintenance south facing rear garden and potential for ample off street parking. An early viewing is strongly advised to avoid disappointment.

- Two Bedrooms
- Sought After, Non-Estate Position
- Two UPVC Conservatories
- 20'5" x 12'9" Lounge With Potential Open Fire
- Low Maintenance South Facing Garden
- Elevated Position
- Ample Off Street Parking Potential
- Must Be Viewed
- EPC Rating D
- Council Tax Band - C



Price £323,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Porch

Upvc construction. Polycarbonate roof. Tiled flooring. Sealed unit double glazed window to rear. Door to:-



Hallway

Loft access. Radiator. Door to:-



Master Bedroom

11' 5" x 10'

Fitted wardrobes. Further fitted wardrobes with over head storage. Radiator. Sealed unit double glazed window to front.



Bedroom 2

10' x 7'5"

Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage under. Panelled bath with 'Victorian' style mixer taps and shower attachment. Heated towel rail. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Lounge

20'5" x 12'9" max

Feature fireplace with tiled hearth and potential for an open fire. Radiator. Sealed unit double glazed bay window to front. Open access to:-



Conservatory/Diner

12' x 6'

Upvc construction. Polycarbonate roof. Tiled flooring. Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed door to rear.



Kitchen

9' x 8'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset ceramic one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Fitted shelving. Glass display cupboards. Plumbing for dishwasher and washing machine. Part tiled walls. Tiled flooring. Open access to:-



Conservatory

9'9" x 9'

Continuation of units. Fridge/freezer to remain. Polycarbonate roof. Tiled flooring. Sealed unit double glazed to rear and side aspects. Sealed unit double glazed door to rear.



Outside- Rear

South East facing. Low maintenance tiered garden. Beds stocking mature flowers, shrubs and bushes. Part artificial grass. Mature apple tree. Three wooden storage sheds to remain. Outside tap. Access to front via gate.



Outside - Front

Hardstanding area providing potential off street parking for several vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected: Yes

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/01.24

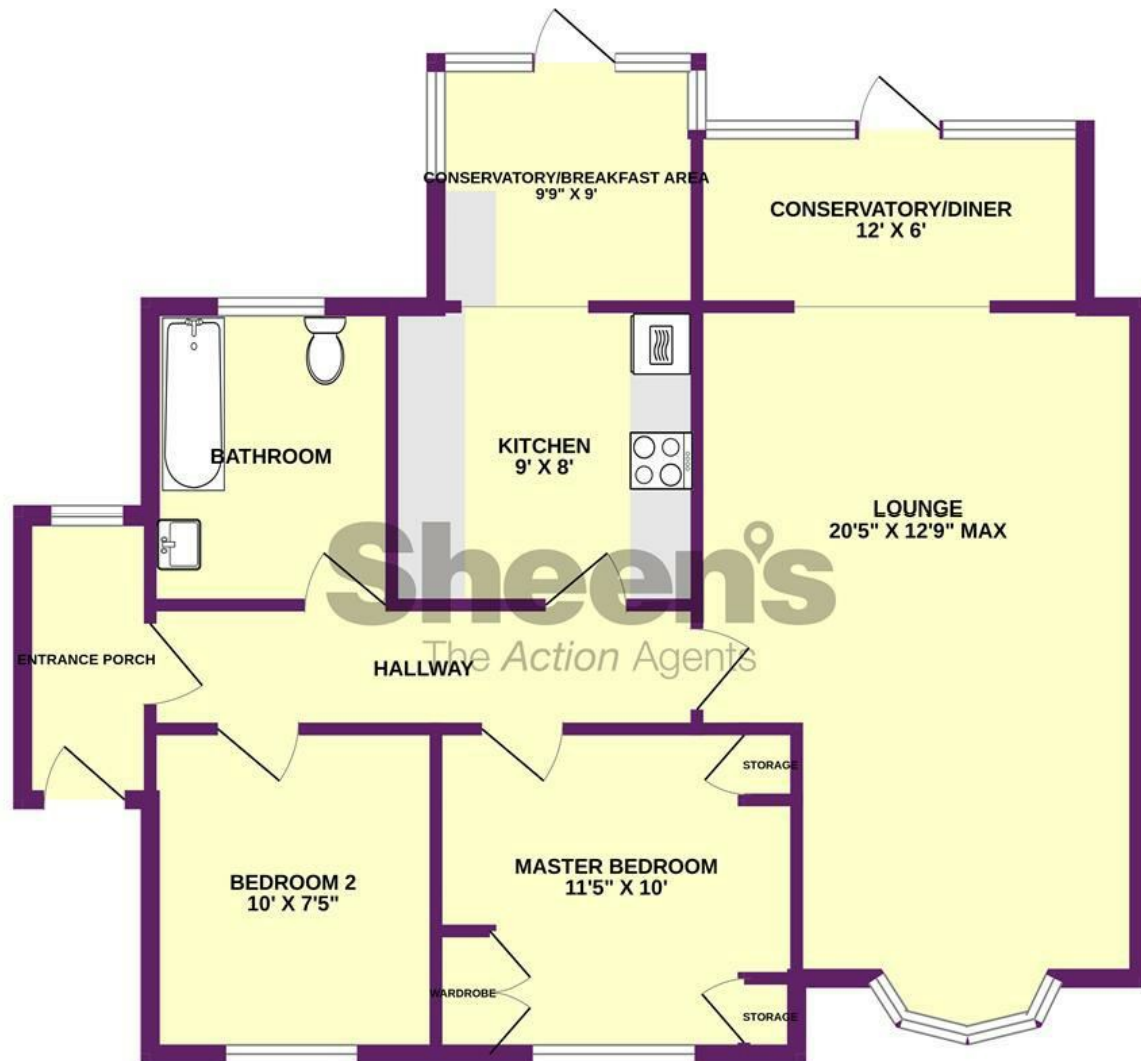
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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