



## Naze Park Road Walton-on-the-Naze, CO14 8JL

Welcome to this charming FOUR BEDROOM DETACHED BUNGALOW located in the sought-after coastal town of Walton-on-the-Naze, just a stone's throw away from the seafront. Situated on a generous THIRD OF AN ACRE plot, this property offers immense potential for those looking to create their dream home by the sea. Boasting two reception rooms and four bedrooms, this bungalow provides ample space for comfortable living. Although in need of complete refurbishment, this property presents a blank canvas for you to unleash your creativity and design a coastal retreat tailored to your taste. The property is being offered with NO ONWARD CHAIN and is conveniently within 100 meters of the seafront so you can enjoy leisurely strolls along the beach whenever you desire.

- **Four Bedrooms, Two Reception Rooms**
- **Third Of An Acre Plot**
- **Complete Refurbishment Required**
- **100 Meters To Seafront**
- **Sought After Coastal Town**
- **Ample Off Street Parking & Detached Garage**
- **Rarely Available With No Onward Chain**
- **Must Be Viewed**
- **EPC Rating E**
- **Council Tax Band - C**



**Price £335,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured entrance door giving access to:

### ENTRANCE HALLWAY

Radiator. Doors to:



### LOUNGE

14'9 x 12'5

Tiled feature fireplace. Radiator. Double glazed bay window to rear. Door to:



## BEDROOM

9'6 x 8'10

Radiator. Window to rear.



## INNER HALLWAY

Loft access. Doors to:

## DINING ROOM

11' x 9'5

Tiled feature fire place. Built in storage cupboard housing wall mounted boiler. Radiator. Window to front. Door to:



## KITCHEN

9'6 x 6'9

Matching units at floor level. Inset stainless steel bowl sink drainer unit. Part tiled walls. Built in larder cupboard with window to side. Built in storage cupboard. Obscured door leading to conservatory.



## CONSERVATORY

9'6 x 7'9'

Part brick base. Tiled flooring. Poly carbonated roof. Obscured windows to side and front aspect. Obscured door giving access to front.



## BEDROOM

13' x 11'10"

Tiled feature fireplace. Radiator. Window to rear. Door to:



## BEDROOM/SITTING ROOM

19'1" x 10'

Radiator. Tiled feature fireplace. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed window to side aspect. Sealed unit double glazed door leading to rear. Door to:



## UTILITY

6'3" x 5'1"

Fitted butler style sink with tile splash back. Sealed unit double glazed window to side. Obscured single glazed door giving access to front. Built in storage cupboard. Obscured single glazed window to front.



## BEDROOM

11' x 10'

Two radiators. Window to front.



## BATHROOM

Suite comprises of low level WC. Wash hand basin. Panel bath. Part tiled walls. Radiator. Obscured window to front.



## OUTSIDE - REAR

80'

Hard standing area. Majority laid to lawn. South facing. Double swinging doors leading to detached garage. Enclosed by panel fencing. Access to front via open side.



## OUTSIDE - FRONT

Hard standing area providing ample off street parking. Majority laid to lawn. Well stocked with flowers, shrubs and bushes. Access to front via double gates.



### 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):

Non-Standard Property Features To Note:

### JAF/08.24

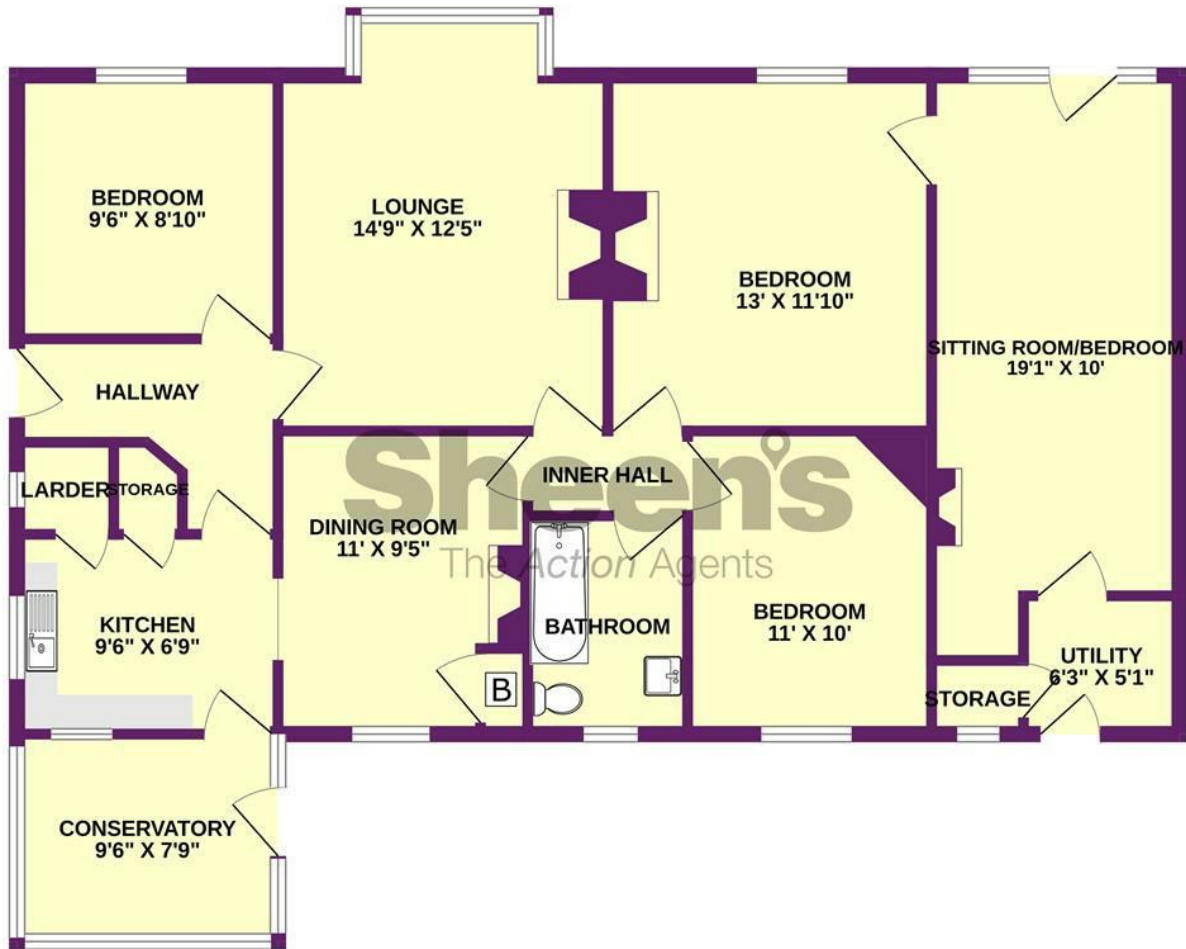
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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