



Louise Close Walton On The Naze, CO14 8LL

Situated in the popular coastal town of Walton-on-the-naze, in a quiet, peaceful cul-de-sac offering STUNNING BACKWATER & FARMLAND VIEWS, Sheen's Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD chain and is located within one hundred and fifty metres of the seafront and approximately one mile from Walton's town centre and mainline railway station with links to London Liverpool Street. Frinton-on-sea is located approximately three and a half miles away. It is in the valuers opinion that an early inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- En-Suite to Master Bedroom
- Backwater & Farmland Views
- UPVC Conservatory
- Secluded Rear & Side Gardens
- Cul-De-Sac Position
- Popular Naze Location
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



Price £319,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Two built in storage cupboards. Loft access. Radiator. Doors to:



Master Bedroom

15'9" into bay x 11'1"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to rear with backwater views. Door to:



En-Suite

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



Bedroom Two

11'7" x 8'5"

Radiator. Sealed unit double glazed window to side.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

9'7" x 8'4"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear.



Lounge/Diner

22'8" into bay x 11"

Fire surround with inset gas fire. Two radiators. Sealed unit double glazed bay window to front. Sealed unit double glazed sliding patio door leading to:



Conservatory

19'3" x 13" both max

Vinyl flooring. Radiator. Sealed unit double glazed windows to side and rear aspect with backwater views. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Majority laid to paving. Remainder laid with shingle. Beds stocked with shrubs and trees. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



Outside - Side

Part shingles with paved pathway. Remainder laid to lawn. Beds stocked with shrubs. Private access door to garage housing combination boiler providing heating and hot water throughout. Access to front via side gate. Enclosed by picket fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Beds laid to shingle.

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

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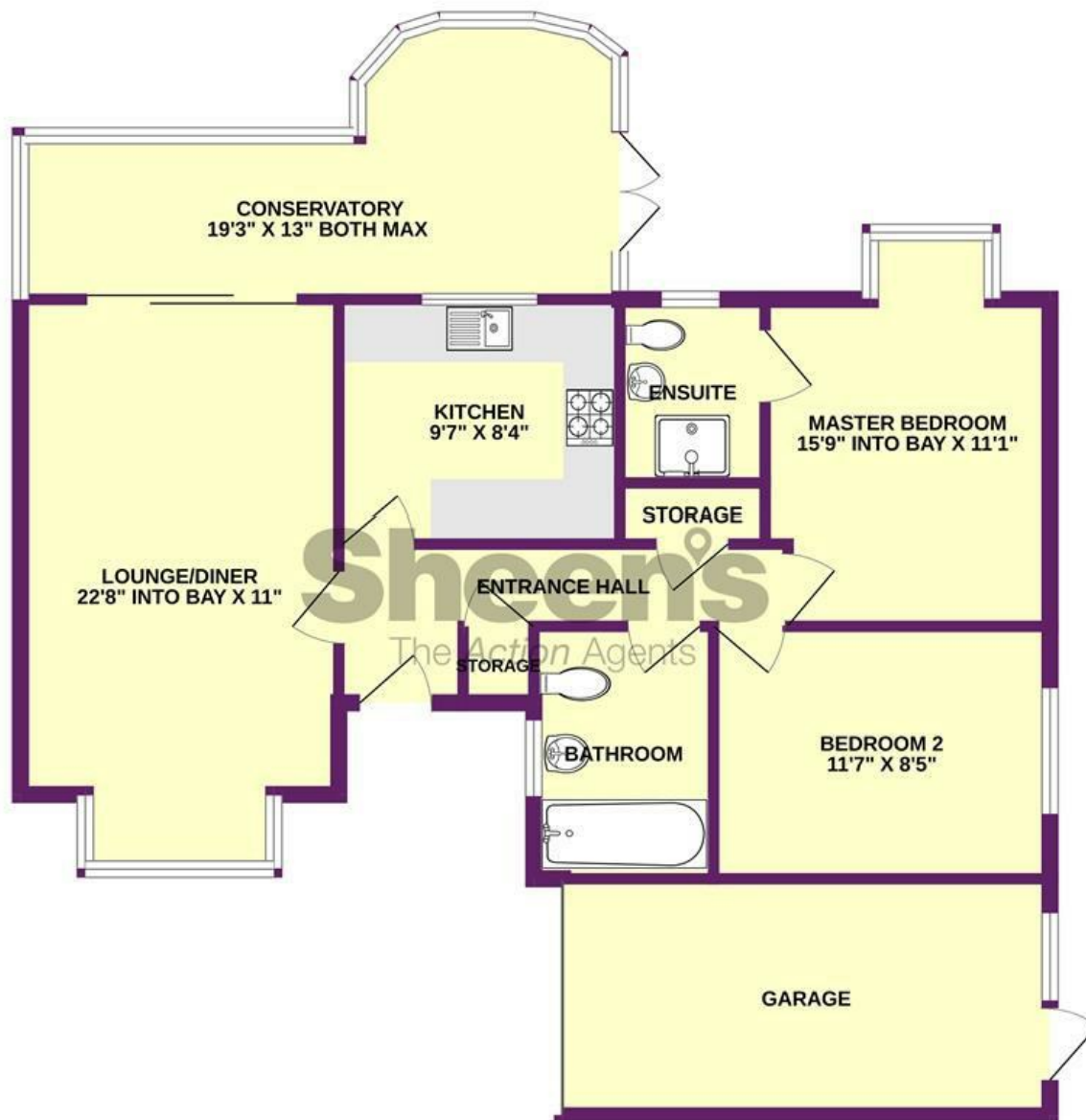
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

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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