



Woodside Walton On The Naze, CO14 8NP

In need of some modernisation and situated on a large CORNER PLOT position, Sheen's Estate Agents are pleased to offer for sale this NO ONWARD CHAIN, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Columbine Gardens is located within a quarter of a mile of the Seafront and is within one and three quarter miles of Walton's and Frinton's Mainline Railway Station and town centres. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large Corner Plot Position
- UPVC Conservatory
- Garage & Off Road Parking
- Modernisation Required
- Sought After Location
- Ideal Investment
- No Onward Chain
- Council Tax Band - C
- EPC Rating - TBC



Price £279,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Built in storage cupboard. Loft access. Radiator. Doors to:



Bedroom One

14'6" x 10'11"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

12'4" x 9'10"

Radiator. Sealed unit double glazed window to front.



Shower Room

Suite comprises of low level WC. Pedestal wash hand basin. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment. Tiled splashback. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side.



Lounge

17'7" x 10'11"

Marble fire surround with inset gas fire. Radiator. Sealed unit double glazed window to rear.



Kitchen

10'10" x 10'

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor. Integrated fridge/freezer. Plumbing for washing machine. Part tiled walls. Laminate flooring. Wall mounted combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

15'7" x 7'10"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door leading to:



Outside - Rear

Large corner plot partly laid to paving. Remainder laid to lawn. Outside tap. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Large corner plot laid to lawn. Pathway leading to entrance door. Hardstanding concrete area round to the side leading to garage with up and over door.

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): Yes

Non-Standard Property Features To Note: None

JD/04.25

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 - £150 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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