



## Walton Road Walton-on-the-Naze, CO14 8NA

**\*\*\*REFURBISHMENT REQUIRED\*\*\***

Situated on the outskirts of Frinton-on-Sea and in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this NO ONWARD CHAIN, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within three quarters of a mile of the Seafront, within two miles of Frinton's town centre with its shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- No Onward Chain
- In Need of Refurbishment
- Un-Overlooked South Facing Garden
- Large Driveway
- Two Double Bedrooms
- Detached Bungalow
- Close To Seafront
- Outskirts of Frinton-on-Sea
- Council Tax Band - C
- EPC Rating - D



**Price £280,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:

### Porch

Hardwood door to:



### Hallway

Radiator. Loft access. Doors to:-



### Lounge

12'4" x 13'10"

Radiator. Fireplace with inset electric fire under. Two sealed unit double glazed windows to side. Sealed unit double glaze windows to conservatory. Sealed unit at double glaze patio doors leading to:-



## Conservatory

12'5" x 12'11"

Sealed unit double glazed windows to side and rear aspect. Stone effect vinyl flooring. Sealed unit double glaze sliding door to garden.



## Kitchen

9'9" x 12'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring gas hob with fitted extractor fan above and electric oven under. Further selection of matching units both eye and floor level. Space for fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Wall mounted boiler providing hot water and heating throughout. Part tiled walls. Sealed unit double glazed window to rear aspect. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



### Master bedroom

13'3" x 10'9"

Two radiators. Sealed unit double glazed bay window to front aspect.



### Bedroom Two

10'10" x 10'7"

Radiator. Sealed unit double glazed window to front aspect.



### Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Built in storage cupboard housing water cylinder.



### Outside - Rear

Part patio area. Majority laid to lawn. Wooden storage shed to remain. Borders well stocked with an array of flowers, shrubs and bushes. Access to garage. Outside light. Outside tap. Wooden gate giving access to side. South facing.



### Outside - Front

Hard standing area proving ample off street parking.



### 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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### DH/05.25

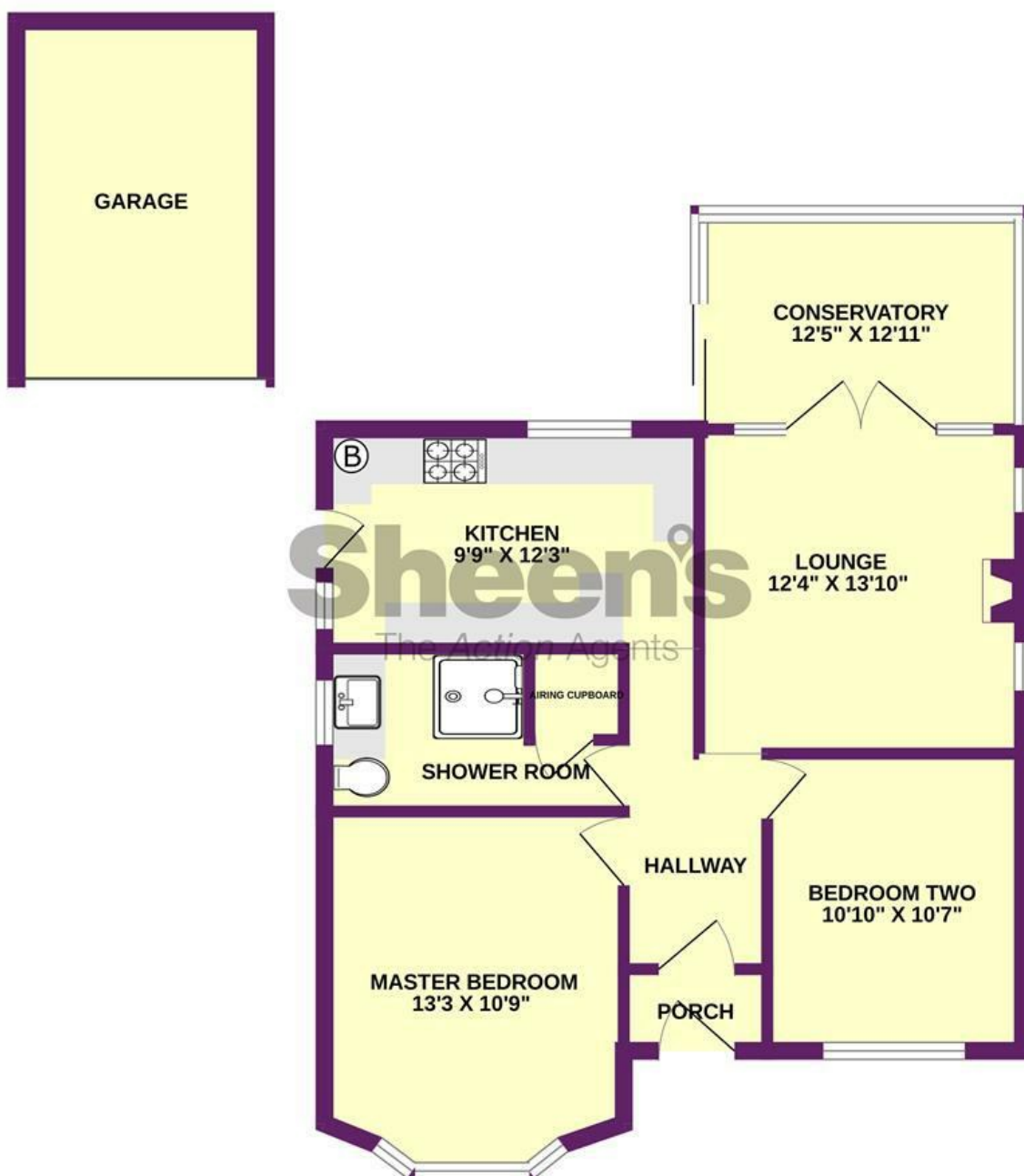
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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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**Sheen's**  
The Action Agents