



## Gouldings Avenue Walton On The Naze, CO14 8QL

Situated on the outskirts of the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM DETACHED BUNGALOW. The property benefits from an EN-SUITE to master bedroom, and is conveniently located in a non-estate position within half a mile of Walton's town centre, mainline railway station and seafront and within two miles of Frinton's town centre and seafront. An early internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 19'5" x 10'5" Lounge/Diner
- 12'10" x 8'7" Kitchen/Breakfast Room
- 11'1" x 9'6" Conservatory
- En-Suite to Master Bedroom
- Fully Double Glazed
- Gas Central Heating
- Landscaped Rear Garden
- Garage & Off Road Parking
- EPC Rating - D / Council Tax Band - C



**Price £415,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:-

## Entrance Hallway

Built in storage cupboard. Loft access. Radiator. Door to:-



## Lounge/Diner

19'5" x 10'5"

Inset electric fire. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors leading to:-



## Conservatory

11'1" x 9'6"

Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed French style doors to garden.



## Kitchen/Breakfast Room

12'10" x 8'7"

Fitted with a range of matching high gloss fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit. Inset four ring electric hob with electric oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Part tiled walls. Vinyl flooring. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Spotlights. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



## Master Bedroom

12'3" x 10'2"

Radiator. Sealed unit double glazed window to front. Door leading to:-



## En-Suite

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



### Bedroom Two

10'5" x 8'10"

Radiator. Sealed unit double glazed window to front.



### Study/Bedroom Three

10'10" x 7'5"

Radiator. Sealed unit double glazed window to side.



### Bathroom

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

Landscaped with paved patio area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Access to front via side gate. Courtesy door to garage housing wall mounted combination boiler providing heat and hot water throughout. Power and light connected. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage. Part paved area. Remainder laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

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/10.25

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.

### Disclaimer - wide angle lens etc.

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.

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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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**Sheen's**  
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