



Garden Road Walton-on-the-Naze, CO14 8SJ

Situated on the popular 'Frinton Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. The property boasts a 15' Lounge, ground floor office/bedroom four, cloakroom, large rear garden and off street parking with a detached garage. The property is conveniently located within walking distance of The Triangle Shopping Centre and is within one and a quarter miles of Frinton's Mainline Railway Station, Town Centre and Seafront. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- **Three Bedrooms with Study**
- **Semi-Detached House**
- **Popular 'Frinton Homelands' Development**
- **Close to Shops & School**
- **Downstairs Cloakroom**
- **Garage & Off Street Parking**
- **Large Rear Garden**
- **Easy Reach to Bus Routes & Frinton's Mainline Railway Station**
- **Council Tax Band - C**
- **EPC Rating - TBC**



Price £265,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door to:-

Entrance Hall

Vinyl flooring. Sealed unit double glazed window to side. Door to:-



Cloakroom

Suite comprises of low level w/c. Vanity wall mounted wash hand basin. Tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to side.



Hallway

Radiator. Stair-flight to first floor. Doors to:-

Lounge

15'3" x 12'1"

Radiator. Built in storage cupboard. Sealed unit double glazed window to front.



Kitchen

15'4" x 9'8"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Plumbing for washing machine & dishwasher. Space for fridge/freezer. Tiled splash back. Tiled flooring. Wall mounted boiler. Obscured sealed unit double glazed door to side. Opening to:-



Dining Room

9'2" x 7'4"

Radiator. Tiled flooring. Sealed unit double glazed window to side. Sealed unit double glazed sliding door to garden. Door to:-



Study

9'2" x 6'8"

Radiator. Sealed unit double glazed window to rear.



Landing

Loft access via loft hatch. Built in storage cupboard. Doors to:-

Bedroom One

13'9" x 9'4"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'9" x 9'5"

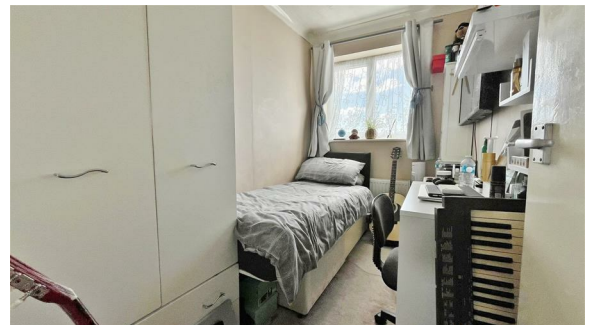
Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9'2" x 5'7"

Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level w/c. Pedestal wash hand basin. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Vinyl flooring. Extractor fan. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved patio area. Remainder laid to lawn. Side gate. Private door to garage. Enclosed by panelled fencing.



Outside - Front

Hard standing area providing off street parking for two vehicles.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Yes (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>


Non-Standard Property Features To Note: N/A

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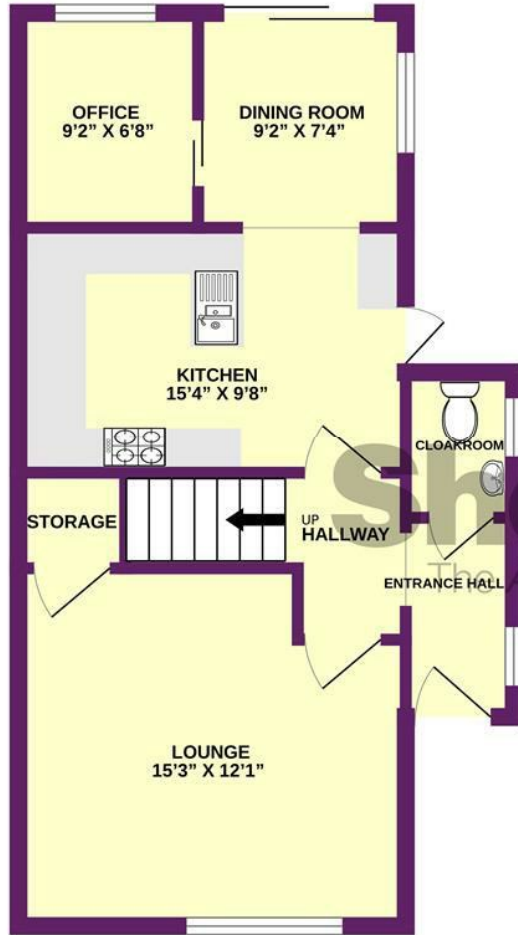
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

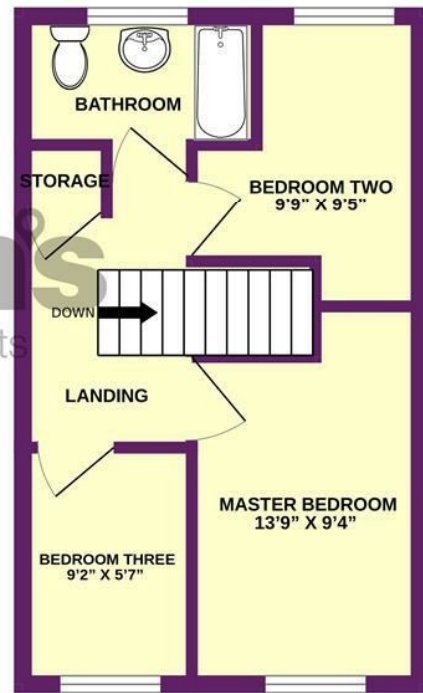
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST 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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