



## Kino Road Walton-on-the-Naze, CO14 8QF

Being offered with NO ONWARD CHAIN and located within 80 meters of Walton's seafront, Sheen's Estate Agents are pleased to offer for sale this FOUR DOUBLE BEDROOM DETACHED CHALET. Although the property is in need of modernisation, it offers a blank canvas for buyers to create their dream living space tailored to their tastes and preferences. This chalet is a rare find in a desirable area, and with a little imagination and effort, it can be transformed into a stunning home. Whether you are looking to invest in a property with great potential or seeking a peaceful seaside escape, this bungalow on Kino Road is certainly worth considering.

- Four Double Bedrooms
- 15'5" max Lounge
- 15'5" max Kitchen/Diner
- Ground Floor Bathroom
- Gas Central Heating
- Front And Rear Gardens
- No Onward Chain
- 80 Metres From Seafront
- Council Tax Band C
- EPC Rating D



**Offers In Excess Of £250,000 Freehold**

The accommodation comprises approximate room sizes:

Double glazed entrance door to:-

### Entrance Porch

Further glazed door to:-

### Entrance Hall

Radiator. Stair flight to first floor. Cupboard housing wall mounted boiler (not tested). Door to:-

### Lounge

15'5" into bay x 12'1"

Double glazed bay window to front. Two double glazed windows to side. Radiator. Serving hatch to:-



## Kitchen

15'5" into bay x 12'1"

Laminated worksurfaces with inset one and a half bowl single drainer sink unit . Space for gas cooker and undercounter fridge or freezer. Plumbing for washing machine. Selection of matching units at both eye and base level. Radiator. Double glazed bay window to front. Double glazed door leading to garden.



## Ground Floor Cloakroom

Low level w/c. Wall mounted wash hand basin. Half tiled walls. Double glazed window to side.



### Bedroom One

14'3" max x 11' max

Double glazed windows to side and rear. Radiator.



### Bedroom Two

11'10" x 10'5"

Double glazed window to side. Radiator.



### Bedroom Three

11' x 10' max

Double glazed window to side. Radiator. Double glazed patio doors leading to garden.



### Bathroom

Four piece suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Independent shower cubicle with wall mounted shower (not tested).



### First Floor Bedroom Four

40'1" max x 10'1" max

Double glazed windows to both front and rear aspects. Two radiators. Eaves storage. Skylight.



### Outside - Rear

Low maintenance garden being enclosed by panelled fencing. Patio and hardstanding areas. Raised fish pond. Access to front via side gate.



### Outside - Front

Shingled front garden enclosed by hedging and flower borders.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Any Additional Property Charges:

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

Non-Standard Property Features To Note: On street parking

### Agents Note - Restrictive Covenants on Title

The title refers to restrictive covenants contained in a Conveyance dated 24 December 1919. The original deed was not produced on first registration and the wording of the covenants is unknown.

We have included virtually staged images of some of the rooms demonstrate the incredible potential for modernization. These designs show how the space can be transformed

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.

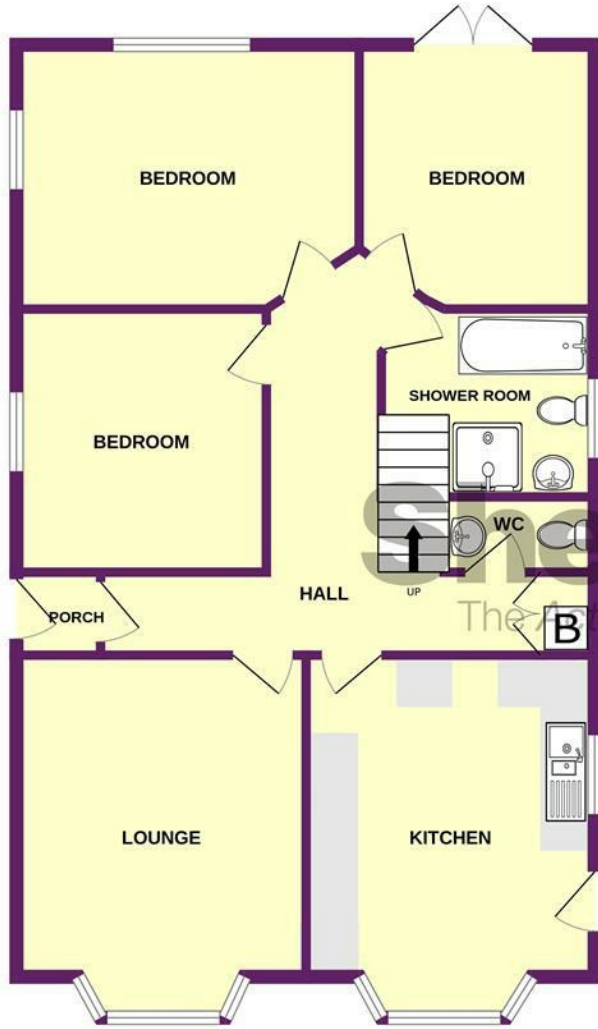
### LE/03.26

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.

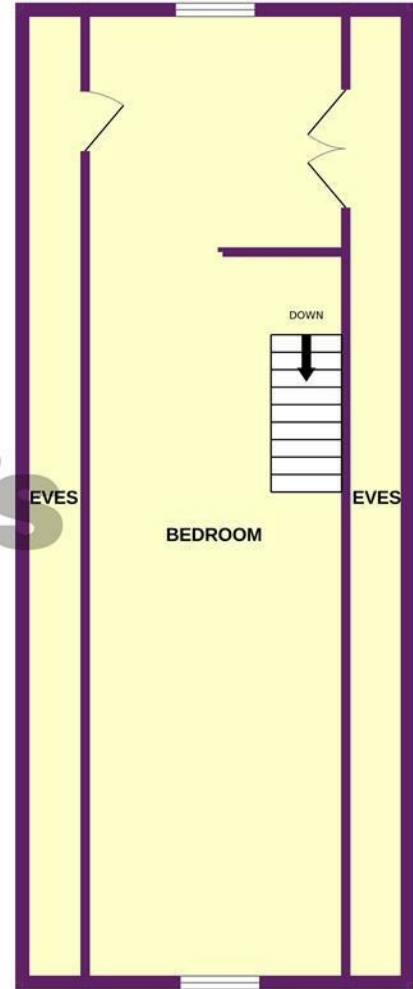
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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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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**Sheen's**  
The Action Agents

