



## Florence Road Walton-on-the-Naze, CO14 8HP

Situated in the popular coastal town of Walton-on-the-naze, within a hundred metres of the Seafront, Sheen's Estate Agents are delighted to offer for sale this **TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**. The property is being offered with **NO ONWARD CHAIN** and boasts from a 150ft rear garden and is in need of a full programme of modernisation and is conveniently located within a hundred and fifty metres of the local convenience store and within one mile of Walton's town centre and mainline railway station. It is the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 150ft Rear Garden
- Ideal Holiday Home
- Modernisation Required
- Off Road Parking
- Potential To Extend S.T.P.P.
- Sought After 'Naze' Location
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £249,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Vinyl flooring. Radiator. Doors to:



### Lounge

13'2" x 10'4"

Two radiators. Sealed unit double glazed window to front.



### Bedroom Two

9'11" x 9'11"

Radiator. Sealed unit double glazed window to front.



### Bedroom One

12'11" x 10'3"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed window to side.



### Kitchen

10' max x 9'11"

Fitted with a range of matching white fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Further selection of matching units both at eye and floor level. Tiled splashback. Vinyl flooring. Plumbing for washing machine. Radiator. Obscured window to rear. Sealed unit double glazed window to rear. Obscured hardwood door leading to:



### Conservatory

11'1" x 9'11"

Tiled flooring. Wall mounted electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Array of trees and shrubs. Sheds to remain.



### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles. Remainder laid to lawn with an array of trees and shrubs.

### Material Information - Freehold Property

Tenure: Freehold - The property is being sold with Possessory Title. An Indemnity Policy will be provided via the solicitors.

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

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### JD 0325

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).

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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**Sheen's**  
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