



## Garden Road Walton-on-the-Naze, CO14 8RP

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located on the popular Frinton Homelands development within half a mile of local shopping amenities at the Triangle shopping centre and within a quarter of a mile of a bus stop with good routes to the local areas. The property is located within one and three quarter miles of Frinton's town centre, mainline railway station and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 17'1 Lounge
- 12'5 Kitchen
- Modern Shower Room
- Separate WC
- Garage in Block
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band C
- EPC Rating C



**Price £250,000 Freehold**

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### Entrance Porch

Further glazed door leading to hallway.

### Hallway

Radiator. Loft access. Storage cupboard. Doors too:

### Lounge

17'1 x 11'

Double glazed window to front. Radiator. Feature fireplace.



### Kitchen

12'1 x 10'9 max

Comprises laminated rolled edge work surfaces within insect stainless steel single drain sink unit. Insect five in gas hob with oven under. All appliances not tested. Plumbing a space for washing machine & under counter fridge or freezer. Selection of matching high gloss units at eye and floor level. Wall mounted gas boiler (not tested) Tile splash backs. Radiator. Doubled glazed window to rear. Double glazed door leading to garden.



### Bedroom One

14'8 x 11'

Double glazed window to rear. Radiator.



### Bedroom Two

13'8 x 8

Double glazed window to front. Radiator.



### Cloakroom

Low level WC. Part tiled walls. Double glazed window to side.



### Shower Room

Modern suite, comprises: Pedestal hand was basin. Independent shower cubicle with wall mounted shower. Radiator. Part tiled walls. Double glazed window to side.



### Outside Rear

Enclosed by a panel fencing. Paved patio area. Remainder being laid to lawn. Timber storage shed. Side access to front via side gate.



### Outside Front

Hard standing area. Remainder being laid to lawn.

### Garage In Block

Up and over door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.18 Per Annum

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:

### Agents Note - Restrictive Covenants & Easements on

We understand that this property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Conveyance dated 5 December 1966. These include provisions regarding boundary structures and rights to light and air. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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 0426

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).

### Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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**  
The Action Agents