



BLAKE &
THICKBROOM



Walton Road, Walton On The Naze, CO14 8NB

£280,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Blake & Thickbroom are pleased to be offering for sale this well-presented two-bedroom detached bungalow, situated within easy walking distance of the seafront and a range of local amenities, offering comfortable, single-level living in a highly convenient location!

The accommodation comprises a spacious lounge, providing an ideal space for relaxing and entertaining, together with an fitted kitchen offering ample storage and workspace. To the rear, an impressive conservatory provides additional reception space and enjoys views over the garden, making it perfect for year-round use.

There are two well-proportioned bedrooms, along with a family bathroom, creating a practical and versatile layout suitable for a range of buyers.

Further benefits include gas central heating, double glazing throughout, a private driveway providing off-road parking, and a garage offering additional storage.

An excellent opportunity to acquire a detached bungalow in a sought-after location close to the seafront, shops, and everyday amenities. Early viewing is highly recommended!

Entrance Hall

Bedroom One - 4.55m x 3m (14'11" x 9'10")

Lounge - 5.23m x 3.63m (17'2" x 11'11")

Bedroom Two - 3.58m x 3.3m (11'9" x 10'10")

Bathroom - 1.7m x 1.6m (5'7" x 5'3")

WC - 1.93m x 0.81m (6'4" x 2'8")

Kitchen - 3.63m x 2.97m (11'11" x 9'9")

Conservatory - 5.54m x 2.26m (18'2" x 7'5")

Garden

Garage

Tenure: Freehold

Property Type: Detached Bungalow

- SOLE AGENTS!
- VIDEO TOUR AVAILABLE!
- TWO BEDROOM DETACHED BUNGALOW!
- WALKING DISTANCE TO SEAFRONT & LOCAL AMENITIES!
- 17'2 x 11'11 LOUNGE!
- 11'11 x 9'9 KITCHEN!
- 18'2 x 7'5 CONSERVATORY!
- GAS CENTRAL HEATING!
- DOUBLE GLAZING!
- DRIVEWAY & GARAGE!

Material information for this property.
Tenure is Freehold.
Council Tax Band - C.
EPC Rating - D.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.





GROUND FLOOR



WALTON ROAD, WALTON-ON-NAZE, ESSEX, CO14 8NB

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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