149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents



# Kino Road

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

Offered with NO ONWARD CHAIN, Sheen's Estate Agents are please to offer for sale this TWO BEDROOM DETACHED BUNGALOW in Kino Road, Walton-on-the-Naze. The accommodation includes a 13'8 lounge, 12'7 conservatory overlooking the courtyard garden, 11' kitchen and a shower room. Being located approx. 80m from Walton's seafront a viewing is recommended to appreciate the accommodation and location on offer

- Two Bedrooms
- 13'8 Lounge
- 11' Kitchen
- 12'7max Conservatory
- Courtyard Style Garden
- Off Street Parking
- 80m to Seafront
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC







## Price £270,000 Freehold

## Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

## Porch

Double glazed window to side and front. Door to:

## Entrance Hall

Doors to:

## Lounge

13'8 x 12'7

Double glazed window to front. Further double glazed windows to side. Radiator. Windows and doors into conservatory. Open access to inner hall.





## Conservatory

12'7m x 11'4m

Double glazed windows to side and rear. Radiator. Open access to kitchen. Double glazed door leading to garden.



## Kitchen

11' x 9'10

Laminated work surfaces with inset single drainer sink unit. Plumbing and space for washing machine, tumble dryer, slimline dishwasher, fridge freezer and cooker. Selection of matching units at eye and floor level. Radiator. Floor standing gas boiler not tested (under work surface next to the tumble dryer). Double glazed windows to side and rear.





## Inner Lobby

Loft access. Airing cupboard housing hot water cylinder (not tested). Door to

## Shower Room

White suite comprises low level WC. Vanity wash basin with cupboards under. Independent shower cubicle with wall mounted shower. Part tiled walls. Radiator. Double glazed window to side.



## Bedroom One

12'6 x 9'10

Double glazed window to front. Radiator. Fitted bedroom furniture.



## Bedroom Two

9'10 x 8'6

Double glazed window to side. Radiator.



## Outside Rear

Courtyard style garden. Low maintenance comprising of artificial lawned area. Side garden with patio area and remainder laid to slate shingle. Timber storage shed. Gate giving access to front.





## Outside Front

Mainly laid to shingle. Off street parking for numerous vehicles. Shrub boarders.



## Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1801.78 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 on Title

Subject to historic covenants (1912) requiring maintenance of fences on the northern (minimum 6ft close fence) and eastern boundaries, a 15ft building setback from the road and no licensed/entertainment premises without written consent.

## LE26

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.

## 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. AI has been used to adjust brightness, contrast and usual photography editing, nothing has been added/altered.

GROUND FLOOR




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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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