



## Walton Road Walton-on-the-Naze, CO14 8NB

Situated on the outskirts of Frinton-on-Sea and in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within three quarters of a mile of the Seafrot, within two miles of Frinton's town centre with its shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 17'2" x 12' Lounge
- UPVC Double Glazed Conservatory
- Frinton Outskirts
- Non-Estate Position
- Close To Seafrot
- Un-Overlooked Rear Garden
- Garage & Off Street Parking
- EPC Rating D
- Council Tax Band - C



Offers In Excess Of £295,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door to:

### Hallway

Part wood panelled walls. Built in storage cupboard. Loft access. Radiator. Doors to:



### Lounge

17'2" x 12'

Radiator. Sealed unit double glazed window to front, Sealed unit double glazed window to side.



### Bedroom One

11'9" x 11'

Radiator. Sealed unit double glazed window to front.



### Bedroom Two

12'5" x 9'10"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



## Bathroom

White suite comprising of pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



## Separate W/C

Low level W/C. Part tiled walls. Obscured sealed unit double glazed window to side.



## Kitchen

11'3" x 9'2"

Fitted with a range of matching fronted units. Marble effect work surfaces with wooden trims. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in double oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Fitted breakfast bar. Plumbing for washing machine. Space for fridge. Part tiled walls. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:



## Conservatory

17'10" x 7'4"

UPVC construction. Poly carbonated roof. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed door giving access to:



## Outside - Rear

Part patio area. part laid to lawn. Private access door to garage. Enclosed by panel fencing.



## Outside - Front

Part laid to lawn. Hard standing area providing ample off street parking for several vehicles leading to garage with an up and over door.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note:

## JAF 0225

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**  
The Action Agents