



LAMB & CO

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Inspired by property, driven by passion.



BENNETT CLOSE, WALTON ON THE NAZE, CO14 8SE

PRICE £240,000

Situated in the popular coastal town of Walton-on-the-Naze, this two-bedroom semi-detached bungalow offers comfortable single-storey living in a desirable location. The property features two double bedrooms, a modern and well-maintained kitchen, and bright, inviting living spaces throughout.

Outside, the home benefits from a private rear garden, providing an ideal space for relaxing or entertaining, along with the convenience of off-road parking.

• Two Bedrooms

• Off-Road Parking

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM TWO

11'0 x 10'3 (3.35m x 3.12m)



LOUNGE

16'8 x 11'0 (5.08m x 3.35m)



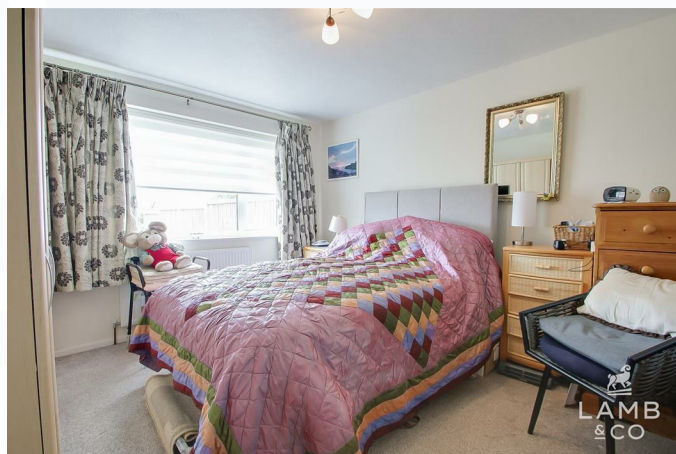
SHOWER ROOM

7'0 x 5'5 (2.13m x 1.65m)



BEDROOM ONE

13'0 x 11'0 (3.96m x 3.35m)



KITCHEN

11'0 x 8'9 (3.35m x 2.67m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast

Mobile Coverage:

O2 - 82%

EE - 86%

Three - 80%

Vodafone - 80%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: Needs To Find

Garden Facing: East

Non-Standard Features to note: N/A

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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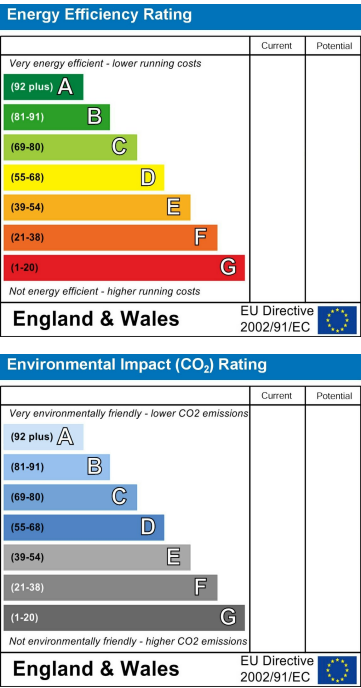
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

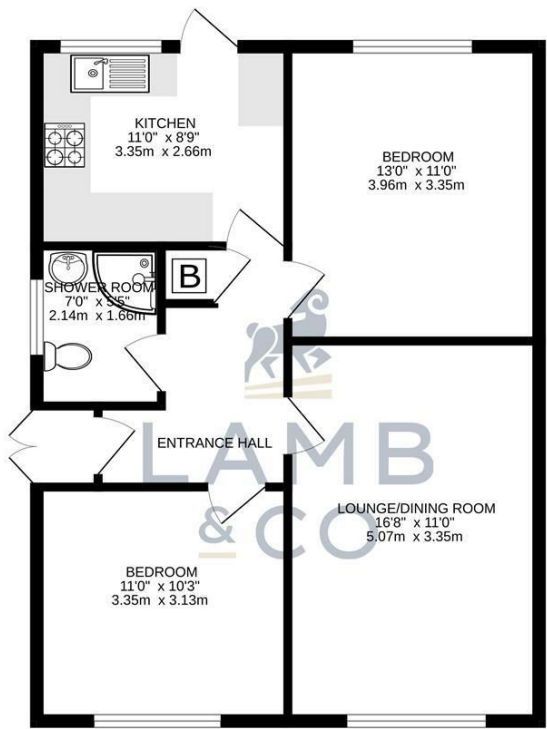
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.