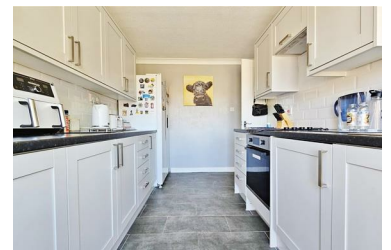




Rochford Way Walton-on-the-Naze, CO14 8SP

Situated on the popular Frinton 'Homelands' development, Sheen's Estate Agents are delighted in bringing to market this spacious, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property offers a light and airy feel throughout and has been fully modernised within the last two years. The property is conveniently situated within a short stroll of shopping amenities at the 'Triangle' shopping centre and is within half a mile of Frinton's town centre, seafront and mainline railway station.

- Two Double Bedrooms
- Newly Installed Double Glazing Throughout
- Modern Kitchen & Shower Room
- Secluded Well Established Rear Garden
- Garage & Off Road Parking
- Popular 'Frinton Homelands' Development
- Newly Installed Combination Boiler
- Close to Amenities & Bus Routes
- Council Tax Band - C
- EPC Rating - C



Price £272,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Built in airing cupboard. Loft access housing newly installed combination boiler. Laminate flooring. Radiator. Doors to:



Bedroom One

12'6" x 10'6"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'7" x 8'1"

Radiator. Sealed unit double glazed window to rear.



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with bi-folding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



Lounge/Diner

16'8" x 11'9"

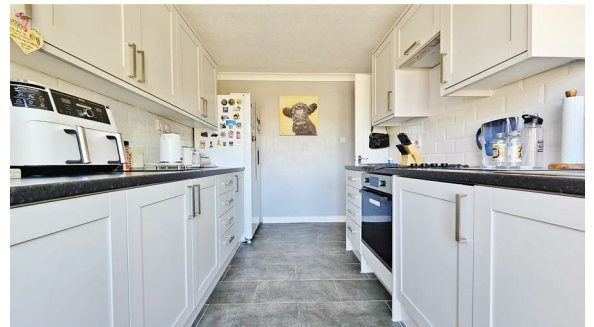
Laminate flooring. Radiator. Sealed unit double glazed window to front.



Kitchen

11' x 8'2"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Integrated washing machine. Part tiled walls. Tiled flooring. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to:



Outside - Rear

Majority laid to paving. Remainder laid to lawn. Beds stocked with slate and an array shrubs .flowers and trees. Sheds to remain. Outside light and tap. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to slate.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

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: None

JD 0525

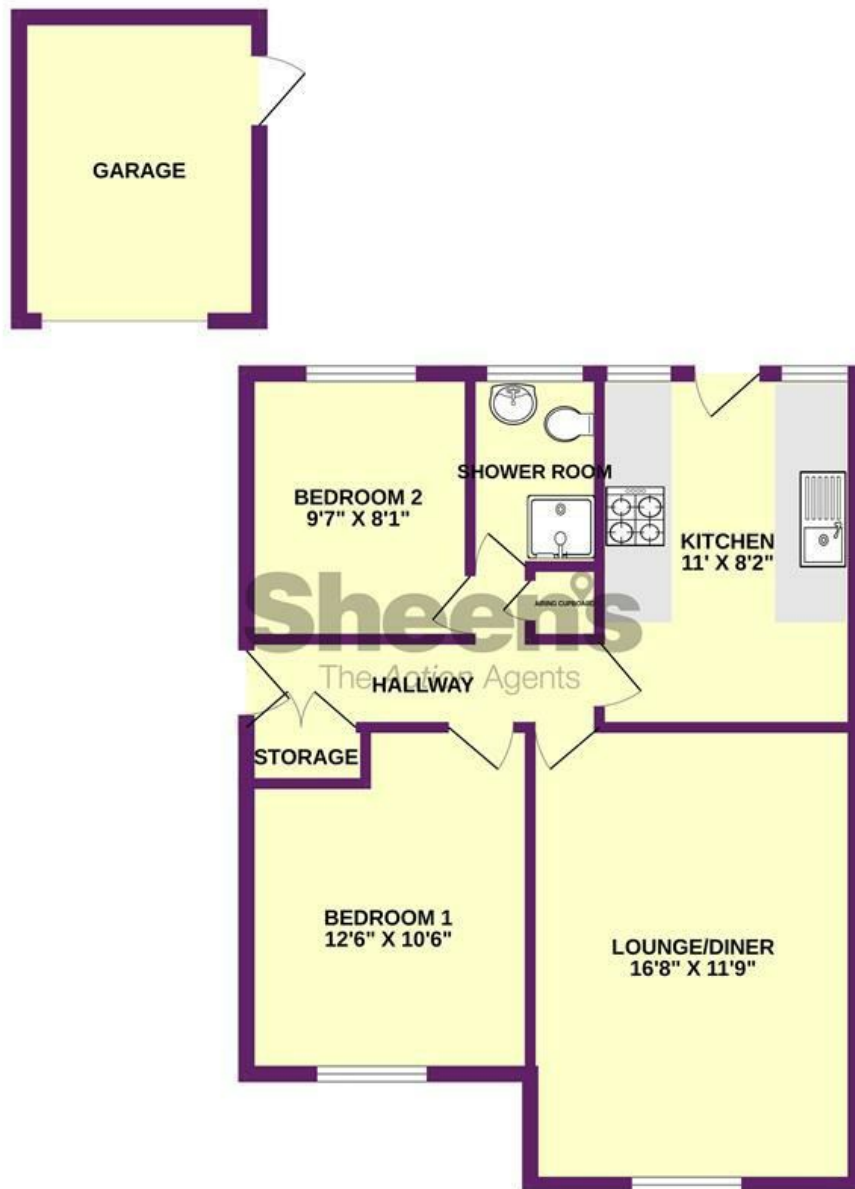
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

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