



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

\*\*\*REFURBISHMENT REQUIRED\*\*\*

Situated on the outskirts of Walton-on-the-Naze and in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this NO ONWARD CHAIN, TWO BEDROOM DETACHED BUNGALOW. The property boasts two bedrooms, conservatory and a large rear garden. It is conveniently located within 1 mile of Walton town centre, mainline railway and seafront an early viewing is strongly recommended.

- Two Bedrooms
- Detached Bungalow
- No Onward Chain
- In Need of Refurbishment
- Large Rear Garden
- Close to Shops , Amenities & Seafront
- Close to Walton's Mainline Railway Station
- Ample Off Street Parking
- EPC Rating - TBC
- Council Tax Band - C



**Price £235,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Porch

Tiled flooring. Obscured sealed unit double glazed door to:-

### Hallway

Radiator. Loft access. Doors to:-



### Lounge

11'5" x 11'6"

Feature electric fire place. Radiator. Sealed unit double glazed window to front.



### Kitchen

11'6" x 7'2"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Space for cooker. Plumbing for washing machine. Two built in storage cupboards. Tiled splash-back. Sealed unit double glazed window to garden. Obscured sealed unit double glazed door to garden.



### Master Bedroom

11'5" x 11'

Radiator. Sealed unit double glazed window to front.



### Bedroom Two

8'10" x 8'5"

Radiator. Sealed unit double glazed window to side. Doors to:-



### Conservatory

11'7" x 9'6"

Radiator. Sealed unit double glazed windows to both sides and front. Sealed unit double glazed patio doors to garden.



### Shower Room

Suite comprises of low level w/c. Corner vanity hand wash basin with storage cupboards under. Fitted corner shower cubical with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Large garden. Part paved patio area. Remainder laid to lawn. Wooden storage shed to remain. Borders well stocked with an array of flowers, shrubs and bushes. Enclosed by panelled fencing.



### Outside - Front

Part shingle area. Remainder laid to hardstanding driveway providing ample off street parking.



### Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Any Additional Property Charges: N/A

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: N/A


### DH/02.26

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.

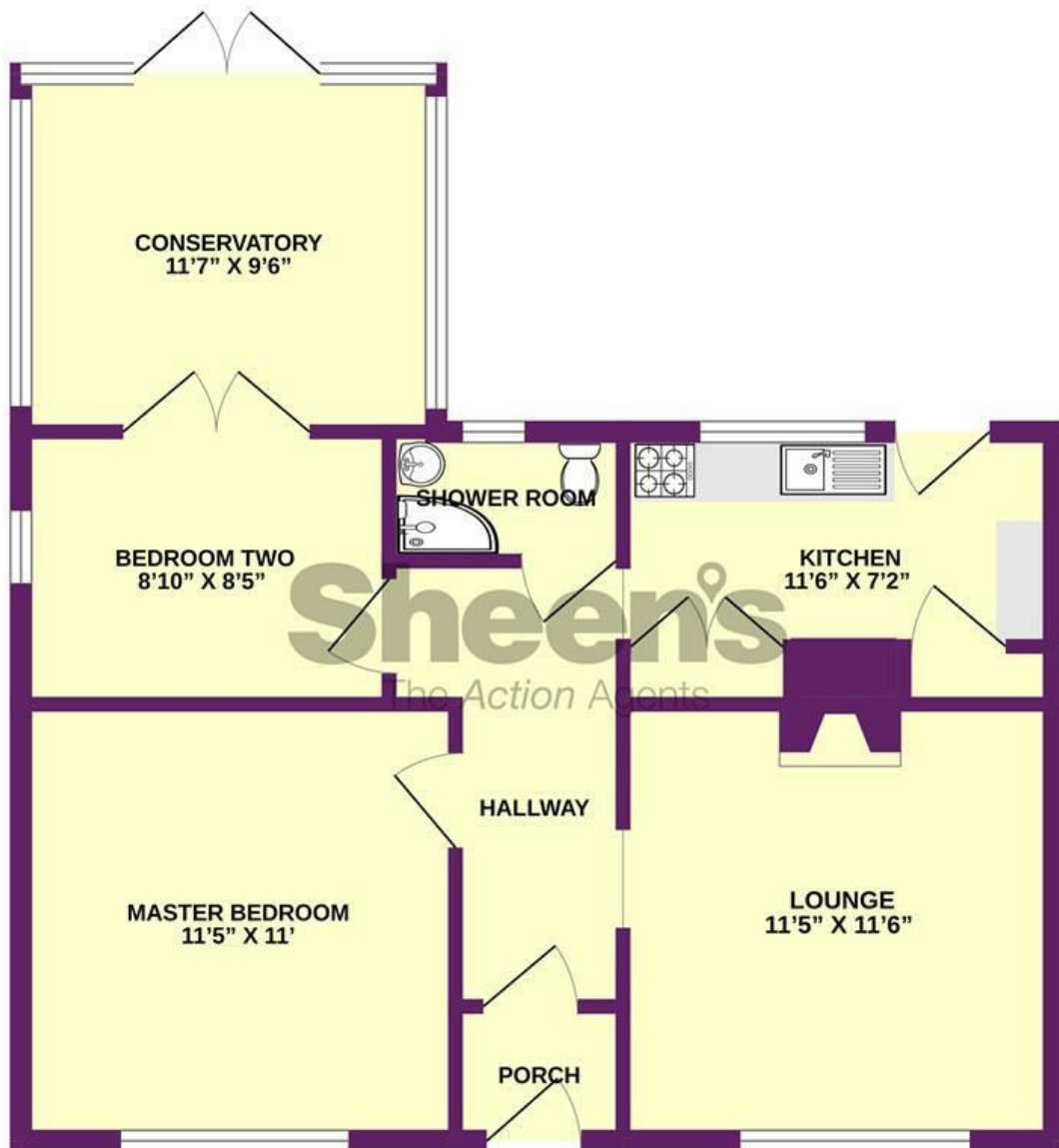
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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## 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**  
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