



Ockendon Way Walton-on-the-Naze, CO14 8ST

Located on the popular Frinton Homelands development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM LINK DETACHED BUNGALOW. The property benefits from a SOUTH EAST FACING GARDEN and is conveniently positioned within half a mile of shopping amenities at the Triangle shopping centre, and is within three quarters of a mile of the seafront. Frinton-on-sea's town centre and mainline railway station are approximately one and a half miles away. It is in the valuer's opinion that an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Two Double Bedrooms**
- **Office/Bedroom Three**
- **Spacious L-Shaped Lounge/Diner**
- **Conservatory**
- **Garage & Off Road Parking**
- **South East Facing Garden**
- **Close to Tesco & Triangle Shopping Centre**
- **Frinton Homelands Development**
- **No Onward Chain**
- **Council Tax Band - C / EPC Rating - D**



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Loft access. Radiator. Doors to:



Bedroom One

12'10" x 10'3"

Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

12'10" x 8'1"

Radiator. Sealed unit double glazed window to front.



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with a range of wooden storage cupboards under. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side..



Lounge/Diner

20'3" x 18'8"

Two radiators. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to conservatory. Door to:



Kitchen

10'11" x 8'9"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level double electric oven. Further selection of matching units both at eye and floor level. Under cupboard lighting. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Vinyl flooring. Enclosed boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



Conservatory

13" x 8'10"

Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



Office/Bedroom Three

10'5" x 8'2"

Radiator. Sealed unit double glazed window to rear.



Outside - Rear

South East Facing. Part raised wooden decking area. Remainder laid to lawn. Beds stocked with an array of flowers, trees shrubs and bushes. Access to front via side gate. Shed to remain. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to iron gate. Further block paved driveway providing further parking leading to garage with up and over door. Remainder laid to shingle and a mature shrub. Block paved pathway leading to entrance door and access to rear via side gate.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

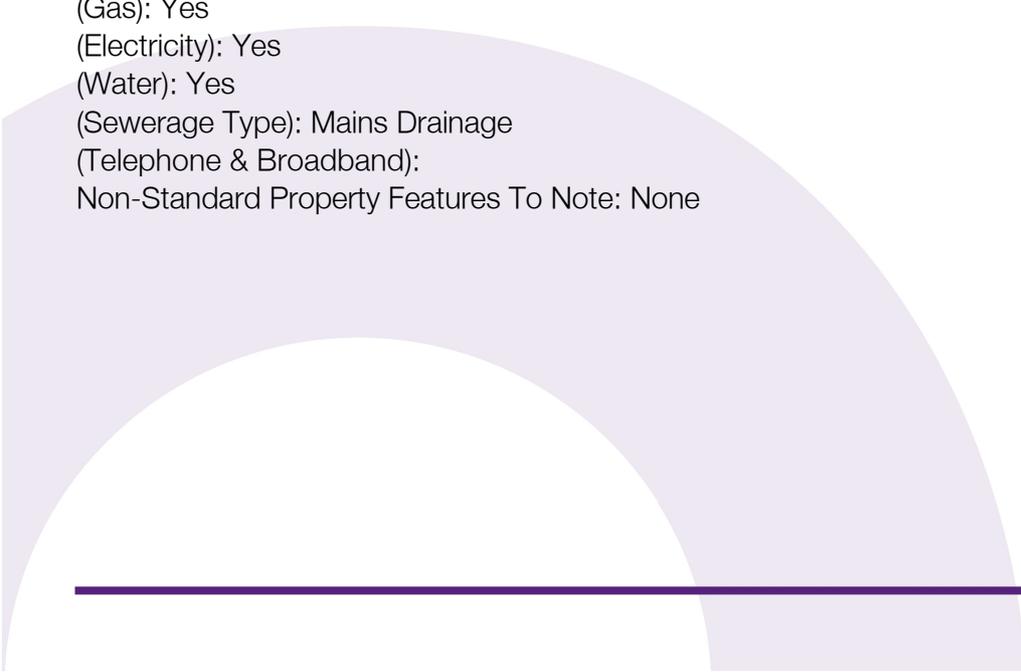
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



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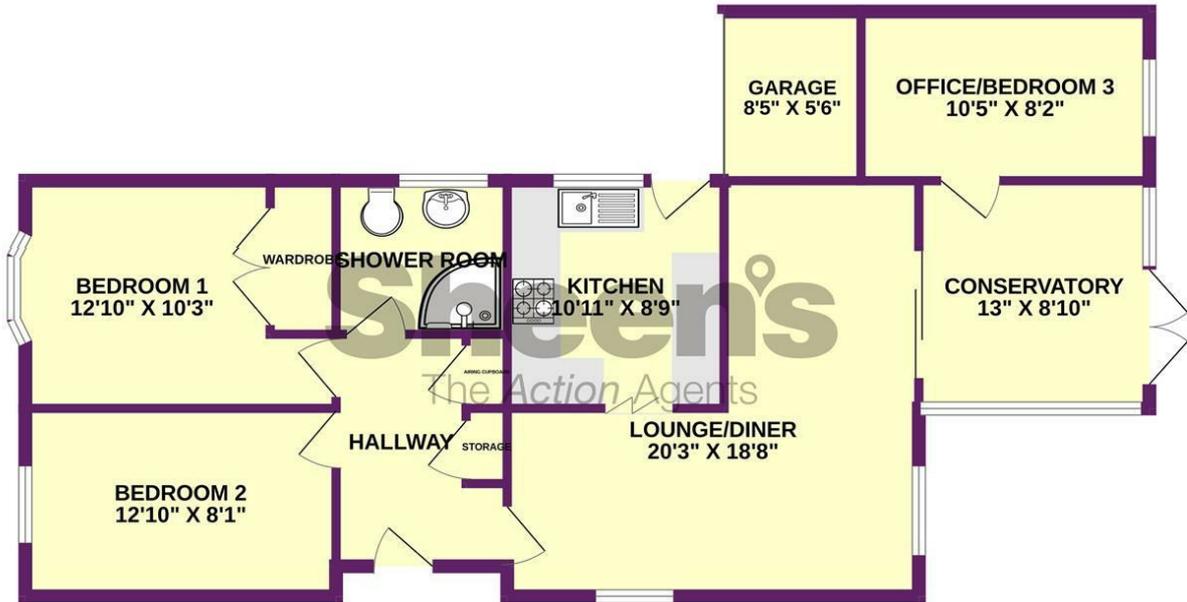
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents