



## Kirby Road Walton-on-the-Naze, CO14 8QP

\*\*\*\*\* TIMBER FRAMED PROPERTY \*\*\*\*\*  
Situated in the popular seaside town of Walton-on-the-naze, Sheen's Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is immaculately presented and benefits from deceptively, spacious accommodation throughout. The property is located in a non-estate position within walking distance of Walton's town centre and approximately a quarter of a mile from the mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Modern Shower Room
- Secluded Rear Garden
- Off Road Parking
- Non-Estate Position
- Close to Town Centre & Seafront
- Close to M&S & Aldi's
- Council Tax Band - B / EPC Rating - E



Offers In Excess Of £250,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Built in storage cupboard. Loft access with pull down ladder.

Vinyl flooring. Radiator. Doors to:



### Bedroom Two

15'1" x 8'5"

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



### Bedroom Three

11'4" x 7'10"

Radiator. Sealed unit double glazed bay window to front.



### Bedroom One

14'2" x 9'11"

Fitted wardrobe with sliding doors. Radiator. Sealed unit double glazed window to side.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with storage cupboards under. Fitted double length shower with wall mounted shower attachment. Weatherboarded splashback. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen

11'11" x 9'10"

Fitted with a range of matching high gloss fronted units. Hard edge work surfaces. Inset stainless 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. Part tiled walls. Vinyl flooring. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Spotlights. Sealed unit double glazed window to side. Open access to:



## Lounge/Diner

20'4" x 11"

Built in storage cupboard housing combination boiler providing heating and hot water throughout. Vinyl flooring. Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed 'French' style doors leading to:



## Outside - Rear

Secluded rear garden laid to paving providing easy low maintenance. Access to front via side gate. Enclosed by panelled fencing.



## Outside - Front

Block paved driveway providing off street parking.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B - £1724.21

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: Timber Construction - Due to the properties age and construction, obtaining a mortgage may be difficult.

## JD 1025

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