



Rochford Way Walton On The Naze, CO14 8SP

**** NO ONWARD CHAIN **** Situated in a desirable position on the sought after 'Frinton Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from a large, secluded garden and is conveniently located within a quarter of a mile of shopping amenities at the Triangle Shopping Centre and is within three quarters of a mile of Frinton's town centre, mainline railway station and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- No Onward Chain
- Two Double Bedrooms
- Large Rear Garden
- Garage & Off Street Parking
- Close to Shops & Amenities
- Popular 'Frinton Homelands' Development
- Modern Shower Room
- Keys to View
- EPC Rating - D
- Council Tax Band - C



Price £259,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:-

Hallway

Built in storage cupboard. Airing cupboard housing boiler and hot water cylinder providing water and heating throughout. Radiator. Obscured sealed unit double glazed window to side. Doors to:-



Lounge/Diner

16'9" x 10'11"

Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed window to conservatory. Sealed unit double glazed sliding door to conservatory. Opening to:-



Kitchen

8'1" x 7'10"

Fitted in a range of matching fronted units. Rolled edge granite effect work surfaces. Inset stainless steel bowl sink and drainer unit. Space for oven. Space for fridge/freezer. Further range of matching fronted units both eye and floor level. Vinyl flooring. Serving hatch to lounge. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Conservatory

Radiator. Vinyl flooring. Sealed unit double glazed windows to front and side aspect. Sealed unit double glazed patio doors to garden.



Bedroom One

12'5" x 9'11"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

10'11" x 9'11"

Radiator. Sealed unit double glazed window to front.



Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Wood effect vinyl flooring. Loft access. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs. Plastic shed to remain. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/06.25

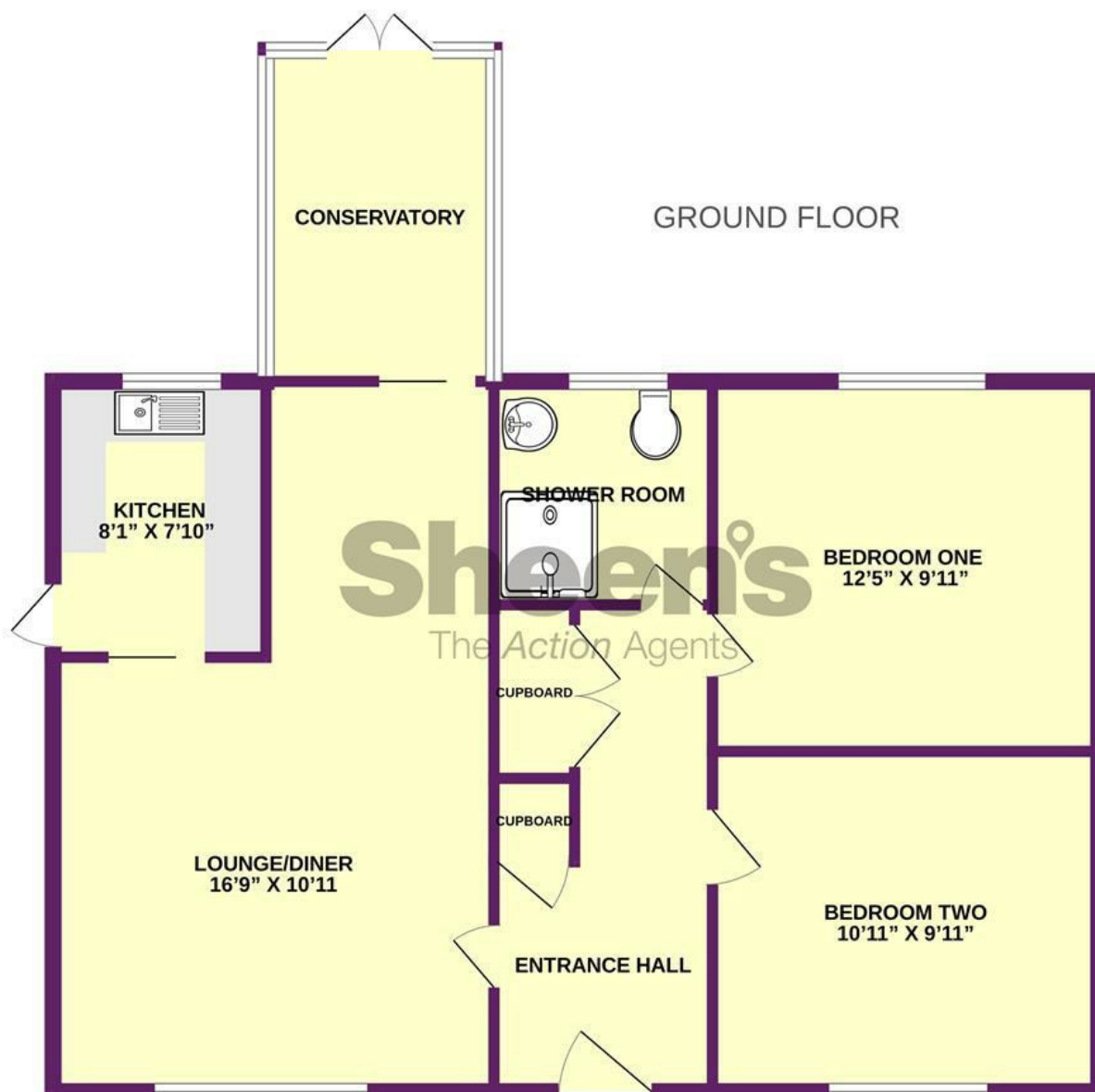
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

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.





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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