149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Wade Reach
Walton-on-the-Naze, CO14 8RG

*** NO ONWARD CHAIN *** Nestled in the charming coastal area of Walton On The Naze, Sheen's Estate Agents are delighted in bringing to market this delightful TWO BEDROOM SEMI-DETACHED BUNGALOW. The property offers two spacious bedrooms, large kitchen and a SOUTH FACING GARDEN. Wade Reach is conveniently located within easy reach of a bus route linking the local area and is within a quarter of a mile of Walton's town centre, M&S/Aldi's and seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 18'1 Lounge/Diner
- 12' Kitchen
- Bathroom with Shower
- Gas Central Heated
- Double Glazed Windows
- Storage Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D

Price £240,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed door leading to;

Entrance Porch

Double glazed windows to front and side. Glazed door to:

Hallway

Radiator. Loft access. Doors to:

Master Bedroom

12'8 x 10'5

Double glazed window to front. Radiator.

Bedroom Two

11' x 8'7

Double glazed window to front. Radiator.

Lounge/Diner

18'1 x 12'2 max

Double glazed sliding doors leading to garden. Two Radiators. Fireplace.

Kitchen

12 x 11'6

Square edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor hood over. Integrated fridge. All appliances not tested. Space for washing machine and dishwasher. Wall mounted gas boiler (not tested). Selection of matching units at eye and floor level. Part tiled walls. Radiator. Double glazed window to rear. Double glazed door leading to garden.

Bathroom

Laminated roll edge vanity with inset sink unit and WC. Wall length cupboard and drawers. Panelled bath. Independent shower cubicle with wall mounted shower. Heated towel rail. Radiator. Part tiled walls. Double glazed window to side.

Outside Rear

South facing rear garden commencing with sandstone patio area. Further matching patio area to the rear of the garden. Shingle and shrub borders and beds. Remainder being laid to lawn. Selection of timber sheds. Side pedestrian access to front via gate. Door leading to storage garage.

Outside Front

Drive providing off street parking leading to storage garage. Remainder be is well stocked with flower and shrubs.

Storage Garage

The current door could be replaced with a standard garage door to allow for vehicular access (subject to size of car). Power and light connected. Door leading to rear garden.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £ 2059.18 Per Annum

Any Additional Property Charges:

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:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants and/or easements on the title of the property. These are common on properties throughout England and Wales. These should always be looked at by your legal representative who can advise you further

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.

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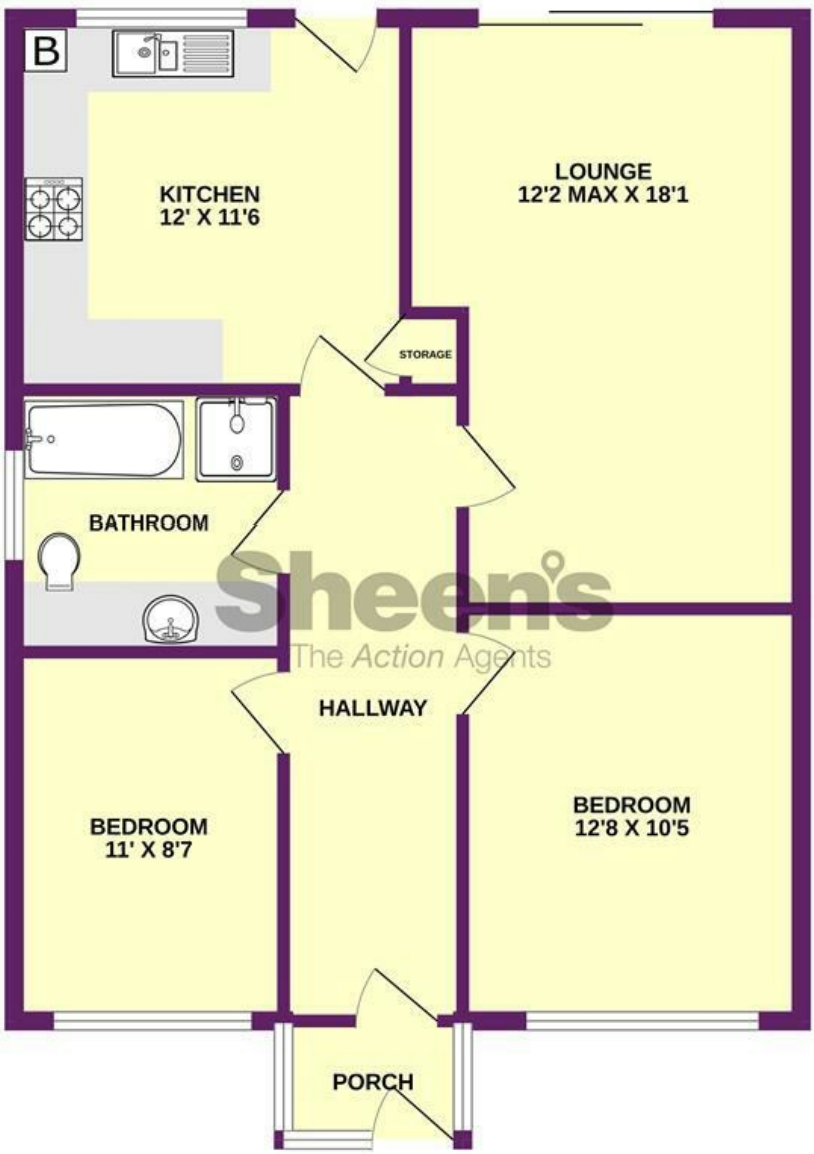
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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