



Beatrice Road Walton-on-the-Naze, CO14 8HJ

Situated within 250 Metres of Walton-on-the-Naze Beach and Sea Front and having undergone a full programme of modernisation, Sheen's Estate Agents are delighted to bring to market this EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from original character features, modern fitted kitchen and bathroom and has been renovated throughout offering a light and airy feel. The property is located within 100 metres of the local shopping amenities and within one mile of Walton's town centre and mainline railway station with links to London Liverpool Street. It is the valuer's opinion that an internal inspection is highly recommended to appreciate the accommodation and potential on offer.

- Newly Completely Refurbished
- Character Property
- Newly Fitted Kitchen
- Newly Fitted Four Piece Bathroom
- Newly Installed Gas Central Heating, Electrics and Double Glazing
- Detached Garage & Off Road Parking
- Close to Seafront
- No Onward Chain
- Council Tax Band - C
- EPC Rating D



Price £400,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Hall

Loft access with pull down ladder. Laminate flooring. Radiator. Doors to:



Bedroom One

14'9" into bay x 11'11"

Laminate flooring. Radiator. Featured character style window to side. Sealed unit double glazed sash bay window to front.



Bedroom Two

11'7" into bay x 8'11"

Laminate flooring. Radiator. Sealed unit sash bay window to front.



Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with drawers under. Enclosed panelled bath. Enclosed walk in shower with fitted screen and wall mounted shower attachment with wooden splashback. Remainder fully tiled. Tiled flooring. Spotlights. Extractor. Wall mounted heated towel rail. Obscured sealed unit sash window to side.



Lounge/Diner

20' x 11'11" nar 10'5"

Featured chimney with potential for log burner. Laminate flooring. Three radiators. Sealed unit sash window to side. Sealed unit 'French' style doors leading to rear garden. Open access to:



Kitchen/Utility

14'4" nar 9'10" x 8'4" max

Fitted with a range of bespoke fronted units. Wooden hard edge work surfaces. Inset silestone sink and drainer. Inset four ring electric hob with extractor hood above and electric oven under. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine. Laminate flooring. Under cupboard lighting. Spotlights. Sealed unit double glazed sash windows to front and rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Access to front via both sides. Enclosed by panelled fencing.



Outside - Front

Shingled driveway providing ample off street parking leading to detached garage with up and over door. Remainder laid to lawn. Featured sleepers laid to soil.



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:

AML Regulations -

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.

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.

Agents Note - Restrictive Covenants on Title

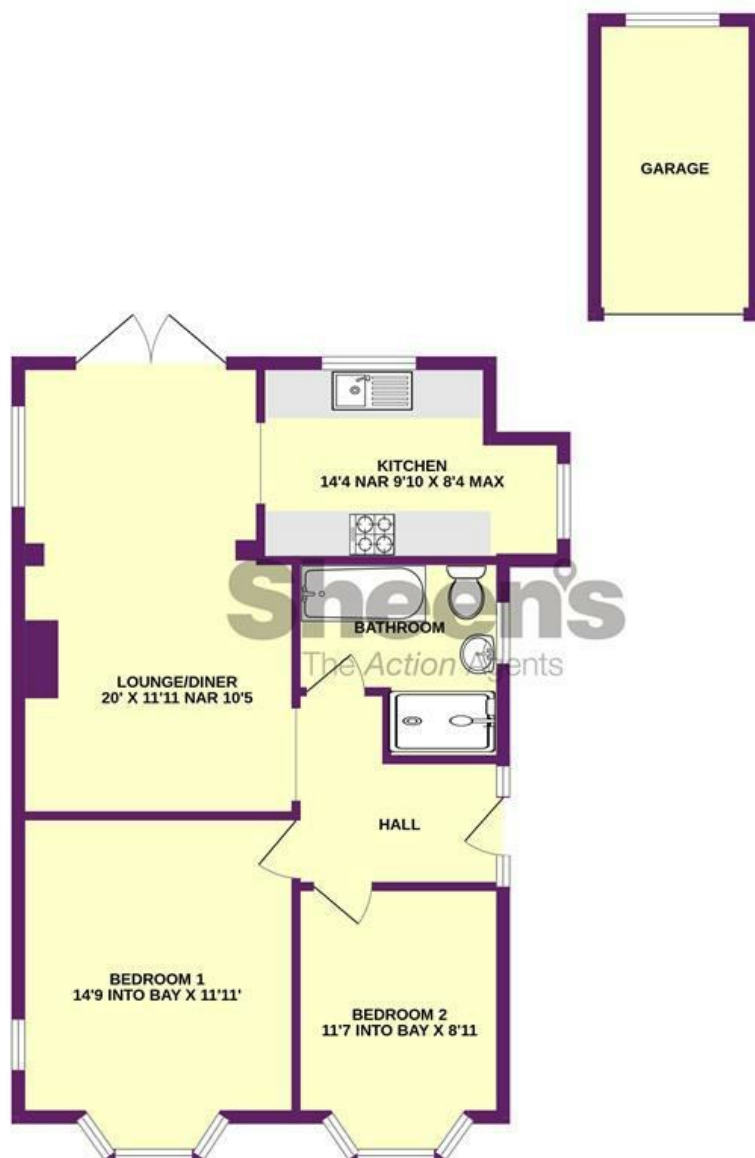
Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further

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

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

Sheen's
The Action Agents