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

Sheen's
The *Action* Agents

Third Avenue
Walton-on-the-Naze, CO14 8JU

Guide Price: £300,000 - £325,000. Situated in the popular coastal town of Walton-on-the-naze, Sheen's Estate Agents are pleased to offer for sale this individual TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently situated within three hundred yards of Walton's seafront, and is within half a mile of the town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 16' x 12' Lounge
- 12'10" x 10'5" Fitted Kitchen
- White Suite Shower Room
- Garage & Parking
- Partial Backwater Views
- Fully Double Glazed
- Recently Installed Gas Boiler
- Council Tax Band C
- EPC Rating D

Guide Price £300,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed French style doors to:-

Porch

Open access to:-

Hallway

Wood flooring. Wall mounted boiler fitted in 2025 (n/t). Built in storage cupboard. Loft access. Radiator. Doors to:-

Lounge

16' x 12'

Wood flooring. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side.

Bedroom One

13'2 x 11'

Wood flooring. Radiator. Sealed unit double glazed window to front.

Bedroom Two

12' x 11'

Carpet flooring. Radiator. Sealed unit double glazed window to side.

Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Part tiled walls. Heated towel rail (not tested). Wall mounted electric heater Two obscured sealed unit double glazed window to rear.

Kitchen/Breakfast Room

12'10" x 10'5"

Fitted with a range of grey fronted units. Wood effect square edge work surfaces. Inset one and a half bowl ceramic sink unit with mixer taps. Space for cooker with fitted extractor fan above. Further selection of matching units at both eye and floor level. Part tiled walls. Plumbing for washing machine. Space for fridge/freezer. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.

Outside - Front

Mainly laid to lawn. Well stocked beds. Part shingled area. Part patio area. Pergola. Array of beds stocking flowers, shrubs and bushes. Hardstanding concreted area providing off street parking leading to garage with an up and over door.

Outside - Front Alternate View

Outside - Side

Further patio area with raised rockery. Access to rear.

Outside - Rear

Paved. Wooden storage shed to remain. Enclosed by panel fencing.

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

The property benefits from legal rights to use service infrastructure (sewers, drains, watercourses, pipes, cables, and wires) situated under or over the extension of Third Avenue or adjacent land, as granted by a Conveyance dated 7 June 1971. The Land Registry Charges Register for this title contains no active restrictive covenants. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

0926LE

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.

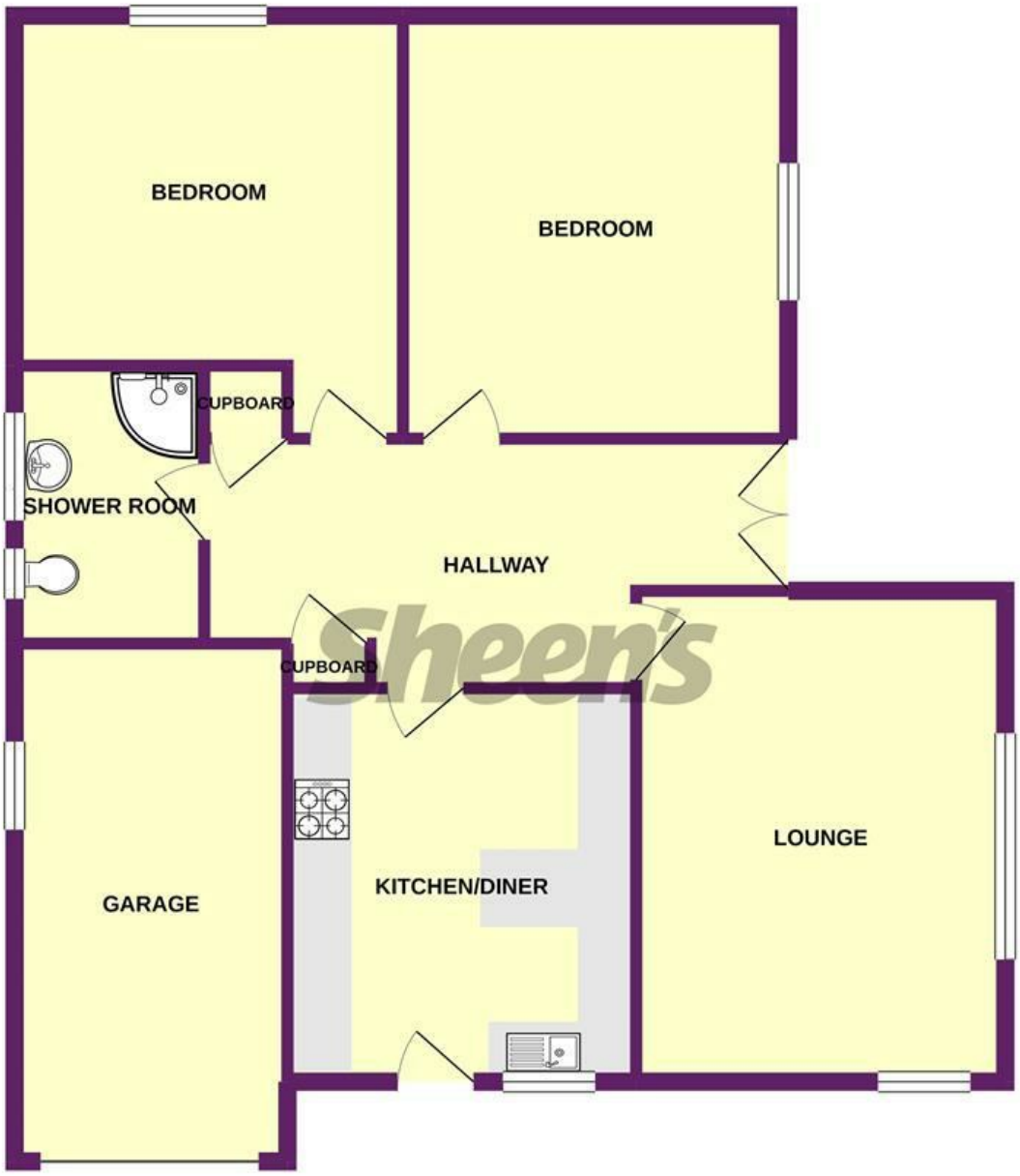
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
997 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 sq.m.) approx.

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.
Made with Metropix ©2020

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES
naea | propertymark PROTECTED