



## 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, shower room & separate WC and a conservatory/dining room leading on to 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
- Conservatory/Dining Room
- South Facing Garden
- Garage & Off Road Parking
- Shower Room & Separate WC
- Shed/Workshop
- Close to Amenities
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



**Price £275,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Obscured sealed unit double glazed windows to side and front aspect. Obscured sealed unit double glazed door leading to:



### Hallway

Built in airing cupboard. Loft access. Spotlights. Radiator. Obscured sealed unit double glazed window to front. Doors to:



### Bedroom One

12'7" x 10'4"

Spotlights. Radiator. Sealed unit double glazed window to front with fitted shutters.



## Bedroom Two

10'11" x 8'8"

Radiator. Sealed unit double glazed window to front with fitted shutters.



## Cloakroom

Low level WC. Wooden shelving. Wood effect vinyl flooring. Obscured sealed unit double glazed window to side.



## Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap. Fitted shower cubicle with folding door and wall mounted shower attachment. Fully tiled walls. Wood effect vinyl flooring. Sensor mirror. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



## Kitchen

11'11" x 11'5"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Built in pantry. Built in storage cupboard with wall mounted boiler providing heating and hot water throughout. Fridge/freezer, washing machine and dishwasher to remain. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Open archway leading to:



## Conservatory/Dining Room

9'8" x 8'2"

Tiled flooring. Wall light. Radiator. Obscured sealed unit double glazed windows to side and rear. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden.





## Lounge/Diner

18' x 12' max

Tiled fireplace with inset gas fire. Spotlights. Two radiators. Sealed unit double glazed sliding patio door leading to:



### Outside - Rear

South Facing. Raised paved patio area with steps leading down to further paved and lawn areas. Beds stocked with an array of flowers and shrubs. Shed/workshop with power and light connected. Access to front via side gate. Private access door to garage with power and light connected. Outside lights and tap. Canopy. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking 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 - £1970.52

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: None

### JD 0925

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.

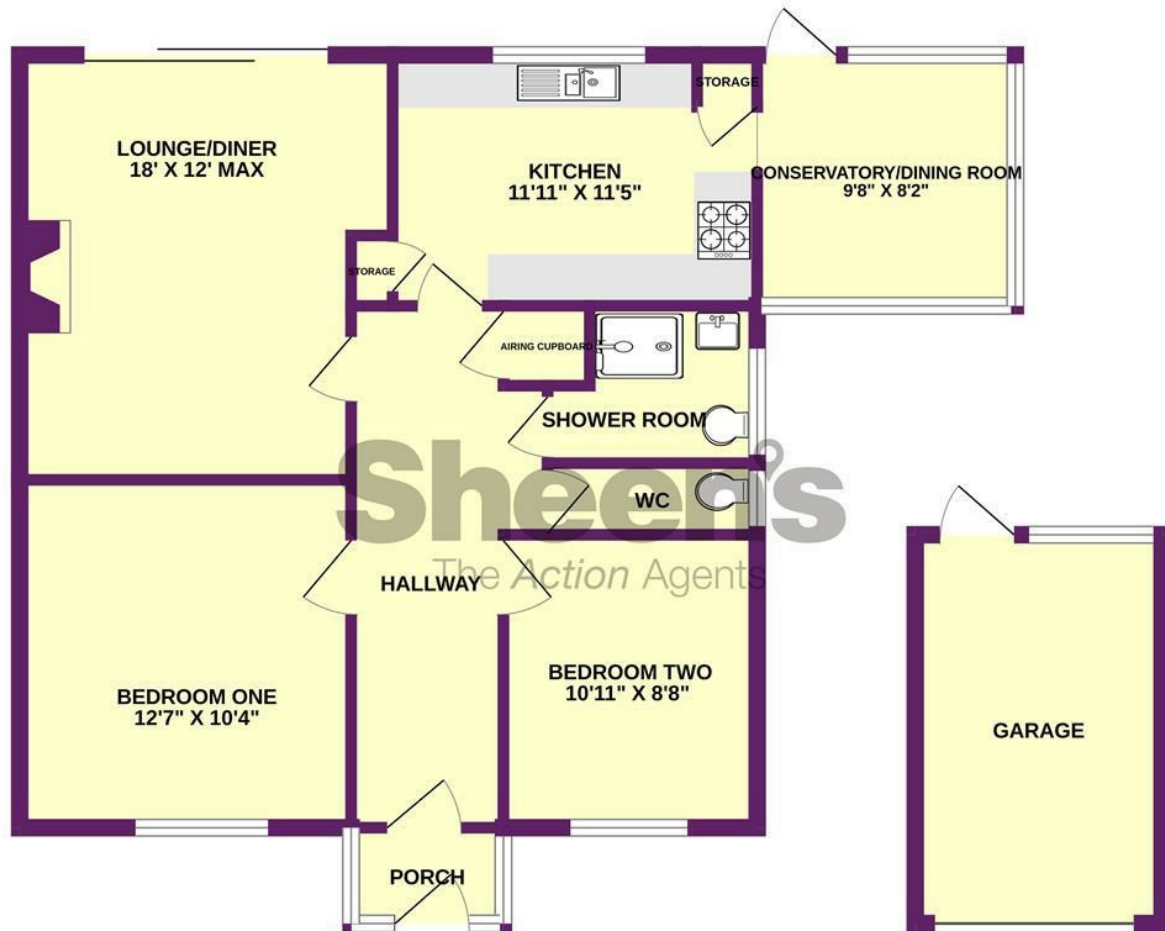
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### 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

