



## Florence Road Walton-on-the-Naze, CO14 8HP

Situated in the popular coastal town of Walton-on-the-naze, within walking distance to the seafront, Sheen's Estate Agents are delighted to offer for sale this EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a light and airy feel throughout and is conveniently located within fifty metres of the local convenience store and within one mile of Walton's town centre and mainline railway station. It is the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- L-Shaped Lounge/Diner
- Shower Room & Cloakroom
- Garage & Off Road Parking
- Extended
- Close to Seafront
- West Facing Garden
- No Onward Chain
- Council Tax Band - D
- EPC Rating - D



**Offers In Excess Of £300,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Tiled flooring. Obscured sealed unit double glazed window to front. Obscured sealed unit double glazed door leading to:

### Hallway

Loft access. Radiator. Doors to:



### Bedroom One

12'10" x 10'9"

Fitted wooden storage cupboard housing Ideal combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

11'5" x 10'9"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front.



### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Double length shower cubicle with fitted shower screen and wall mounted electric shower. Part tiled walls. Tiled flooring. Wall mounted electric heater. Radiator. Obscured sealed unit double glazed window to side



## Lounge

21'7" x 10'9"

Featured surround with inset electric fire. Two radiators. Featured obscured windows to side. Sealed unit double glazed window to rear. Open access to:



### Dining Area

9'11" x 8'3"

Three radiators. Sealed unit double glazed sliding patio door to rear. Open access to:



### Kitchen

9'11" x 8'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Part tiled walls. Tiled effect vinyl flooring. Under cupboard lighting. Radiator.



### Lobby

Fitted wooden storage cupboard. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double door leading to rear garden. Door to:



### Cloakroom

Low level WC. Enclosed wash hand basin. Tiled splashback. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.





### Outside - Rear

Wooden fitted stairs leading to part paved and concrete areas. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Concrete driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to shingle and lawn. Beds stocked with flowers and shrubs. Concrete pathway with steps leading to entrance door. Outside light and tap. Enclosed by panelled fencing and concrete wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: No

## JD/05.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



## 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**  
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