



The Ridge Walton-on-the-Naze, CO14 8RF

Situated in a quiet cul-de-sac position in the coastal town of Walton-on-the-naze, Sheen's Estate Agents are pleased to offer for sale this SPACIOUS, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently situated approximately three quarters of a mile from Walton's town centre with shopping amenities, mainline railway station and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 18" x 12" Lounge/Diner
- Secluded Rear Garden
- Garage & Off Road Parking
- Large Modern Shower Room
- Cul-De-Sac Position
- Close to Amenities
- Walton-on-the-Naze
- Council Tax Band - C
- EPC Rating - D



Price £274,995 Freehold

The Ridge, Walton-on-the-Naze, CO14 8RF

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Tiled flooring. Obscured sealed unit double glazed window to side and front. Door to:



Hallway

Built in storage cupboard. Loft access with pull down ladder. Radiator. Doors to:



Bedroom One

12'6" x 10'10"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

11" x 8'8"

Radiator. Sealed unit double glazed window to front.



Shower Room

Large suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

12" x 11'6"

Fitted with a range of matching white fronted units. Marble effect rolled edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level double electric oven. Further selection of matching units both at eye and floor level. Built in storage cupboard. Wall mounted combination boiler providing heating and hot water throughout (installed September 2023). Integrated dishwasher. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to rear garden.



Lounge/Diner

18" x 12"

Feature fire surround with inset electric fire. Radiator. Sealed unit double glazed side panel windows to rear. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with shrubs. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door and power/light connected. Pathway leading to entrance door. Remainder laid to lawn. Motion lights surrounding the whole property.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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: None

JD/02.25

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

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.



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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