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Sheen's
The *Action* Agents



Butchers Lane
Walton On The Naze, CO14 8QU

Guide Price: £240,000 - £250,000. Located in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are delighted to bring to market this well presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from off road parking, well maintained west facing garden and is positioned in a peaceful private lane. The property is also conveniently located a short walking distance from the Aldi store and M&S foodhall and within a third of a mile from the mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Non-Estate Position
- Well Presented Throughout
- West Facing Garden
- Modern Open-Plan Kitchen/Lounge
- Off-Street Parking
- Close to Amenities
- Fully Double Glazed
- Council Tax Band - B
- EPC Rating - C







Guide Price £240,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:-

Hallway

Solid oak wood flooring. Radiator. Loft access. Opening to:



Bedroom 1

12'11" x 9'2"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.





Bedroom 2

10" x 9'11"

Radiator. Sealed unit double glazed window to front.



Wet Room

White suite comprises of low level W/C. Vanity hand wash basin. Wall mounted electric shower. Radiator. Part tiled walls. Obscured sealed unit double glazed window to side.



Kitchen

9'10" x 9'8"

Fitted with a range of matching high gloss modern fronted units. Marble effect squared edge work surfaces. Inset ceramic one and a half bowl sink and drainer unit. Inset electric four ring hob with electric oven under and fitted extractor hood above. Further selection of matching units both eye and floor level. Integrated fridge and freezer. Integrated washing machine. Wall mounted combination boiler providing hot water and heating throughout. Part tiled walls. Solid oak wood flooring. Sealed unit double glazed window to side and rear aspect. Spotlights. Open plan to:-





Lounge

13'1" x 10'2"

Solid oak wood flooring. Two radiators. Sealed unit double glazed window French doors to:-





Outside - Rear

West Facing. Partly laid to concrete area. Remainder laid to lawn. Outside light. Shed to remain. Access to front via wooden gate. Enclosed by panelled fencing.





Outside - Front

Hardstanding area providing ample off street parking.



Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: B - £1801.78
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
https://www.ofcom.org.uk/mobile-coverage-checker
Non-Standard Property Features To Note:

DH 0325

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.

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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