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Sheen's
The *Action* Agents



Walton Road

Walton-on-the-Naze, CO14 8NA

REFURBISHMENT REQUIRED Situated on the outskirts of Frinton-on-Sea and in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this NO ONWARD CHAIN, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within three quarters of a mile of the Seafront, within two miles of Frinton's town centre with its shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Detached Bungalow
- No Onward Chain
- In Need of Modernisation
- Non-Estate Position
- Outskirts Of Frinton
- Garage & Ample Off Street Parking
- Close to Shopping Amenities & Frinton's Mainline Railway Station
- EPC Rating - E
- Council Tax Band - C







Offers In Excess Of £214,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed hardwood door to:-

Entrance Hall

Radiator. Storage cupboards. Loft access. Doors to:-



Lounge/Diner

11'9" x 19'10"

Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed sliding door to garden.







Kitchen

10'6" x 8'3"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Further range of matching fronted units at both eye and floor level. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Built in larder cupboard. Tiled splashbacks. Wall mounted boiler. Sealed unit double glazed window to side. Opening to:-





Reception Room

7'3" x 5'8"

Radiator. Sealed unit double glazed window to rear. Door to garden.



Master Bedroom

11'9" x 13'7"

Radiator. Fitted wardrobes. Character stained glass window to side. Large sealed unit double glazed bay window to front.



Bedroom Two

9'1" x 11'9"

Radiator. Large sealed unit double glazed bay window to front.



Wet Room

Suite comprises of low level w/c. Vanity wash hand basin. Wall mounted shower attachment. Extractor fan. Fully tiled walls. Two sealed unit double glazed windows to side.



Outside - Rear

South facing. Part paved patio area. Part shingled area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Shed to remain. Access to front via side wooden gate. Enclosed by panelled fencing.











Outside - Front

Gated driveway. Hardstanding area providing ample off street parking leading to garage with stable doors. Remainder laid to lawn. Enclosed by panelled fencing.







Material Information - Freehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Any Additional Property Charges: N/A

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: N/A

DH/03.26

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.

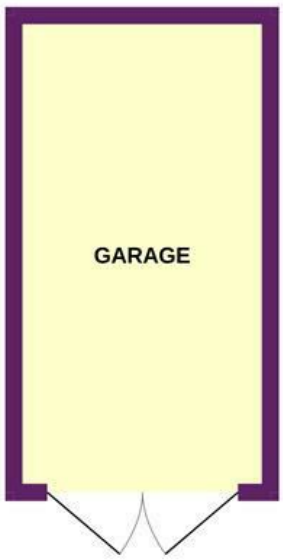
Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants contained within a Conveyance dated 16 November 1928, including restrictions relating to its use as a private dwelling house and controls over building and alterations. Purchasers are advised to seek confirmation of the full details from their legal representative.

GROUND FLOOR



GARAGE



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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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