



## Garden Road Walton On The Naze, CO14 8RP

Situated on the popular 'Frinton Homelands' development, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED BUNGALOW. The property is positioned within 100 meters of Frinton's 'Triangle' shopping centre and is also conveniently positioned within one and a quarter miles of Frinton-on-Sea's mainline railway station, town centre and seafront. A viewing is highly recommended to appreciate the accommodation and size on offer.

- **Three Bedrooms**
- **15'5 x 12'10 Lounge**
- **11'8 x 10'10 Kitchen/Diner**
- **Modern Shower Suite**
- **Double Glazed Windows**
- **Gas Central Heating (n/t)**
- **Approximately 30' Rear Garden**
- **Extended Garage & Off Street Parking**
- **EPC Rating - C**
- **Council Tax Band - C**



**Price £285,000 Freehold**

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE HALLWAY

Two storage cupboards. Radiator. Doors to:

### LOUNGE

15'5 x 12'10

Radiator. Inset electric fire with solid oak surround. Double glazed sliding patio doors to rear.



### BEDROOM ONE

16' x 9'8

Radiator. Fitted wardrobes. Double glazed window to front.



### BEDROOM TWO

12'7 x 8'8

Radiator. Double glazed window to front.



### BEDROOM THREE

12'8 x 5'10

Radiator. Double glazed window to front.



### SHOWER ROOM

8'2 x 5'5

Modern fitted three piece shower suite. Low level WC. Hand wash basin in vanity unit with cupboards under. Walk in shower cubicle with wall mounted shower. Part tiled walls. Wall mounted chrome effect heated towel rail. Double glazed window to side.



### KITCHEN

11'8 x 10'10

Selection of panelled fronted units at both eye and floor level. Laminated square edge work surfaces with inset stainless steel sink unit. Space and plumbing for washing machine. Space for cooker. Radiator. Double glazed window and door to rear.



## OUTSIDE - REAR

approx 30'

Partly paved. Majority laid to lawn. Borders stocked with shrubs and bushes. Enclosed by panel fencing. Personal door to extended garage. Gate giving side access to:



## OUTSIDE - FRONT

Front garden laid to lawn. Hard standing area providing off street parking for two cars. Access to extended garage via up and over door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band; C - £2059.18

Payable 2025/2026 £1970.52 Per Annum

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>

## GP 01/26

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](http://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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## Selling properties... not promises

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**Sheen's**  
The Action Agents