149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Wade Reach

Walton-on-the-Naze, CO14 8RG

Situated on the outskirts of the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this WELL PRESENTED, TWO BEDROOM SEMI-DETACHED BUNGALOW on a CORNER PLOT. The property boasts sizeable accommodation with a 18" lounge, two double bedrooms, stunning rear garden and garage with off street parking. Wade Reach is conveniently located within easy reach of a bus route linking the local area and is within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Corner Plot Position
- Well Presented Throughout
- Stunning 'Un-Overlooked' Rear Garden
- Close to Shops & Amenities
- Garage & Off Street Parking
- Fully Double Glazed
- Walton-on-the-Naze
- Council Tax Band - C
- EPC Rating - D

Price £260,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Porch

Obscured sealed unit double glazed window to front and side aspect. Obscured sealed unit double glazed door to:-

Hallway

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

Lounge/Dining Room

18'3" x 10'5"

Fire surround with inset electric fire. Radiator. Sealed unit double glazed window to garden. Sealed unit double glazed sliding door to garden.

Kitchen

11'10" x 11'5"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset ceramic one and half bowl sink and drainer unit. Built in eye level electric oven. Inset four ring gas hob with extractor hood above. Further range of matching units both eye and floor level. Integrated fridge. Integrated dishwasher. Space for washing machine. Space for freezer. Tiled slash back. Vinyl flooring. Built in storage cupboard. Radiator. Sealed unit double glazed window to garden. Obscured sealed unit double glazed window to garden.

Master Bedroom

12'8" x 10'6"

Wardrobe to remain. Radiator. Sealed unit double glazed window to front.

Bedroom Two

10'11" x 8'8"

Radiator. Sealed unit double glazed window to front.

Bathroom

Modern suite comprises of vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Fully tiled walls and flooring. Extractor fan. Obscured sealed unit double glazed window to side.

Cloakroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Heated towel rail. Tiled walls and flooring. Obscured sealed unit double glazed window to side.

Outside - Rear

Part patio area. Remainder laid to lawn. Beds well stocked with shrubs and bushes. Shed to remain. Private access door to garage with power and light.

Outside - Front

Corner plot position. Block paved driveway providing off street parking leading to garage with up and over electric door. Pathway leading to entrance door. Beds stocked with an array of shrubs.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: C £1970.52
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes
Non-Standard Property Features To Note:

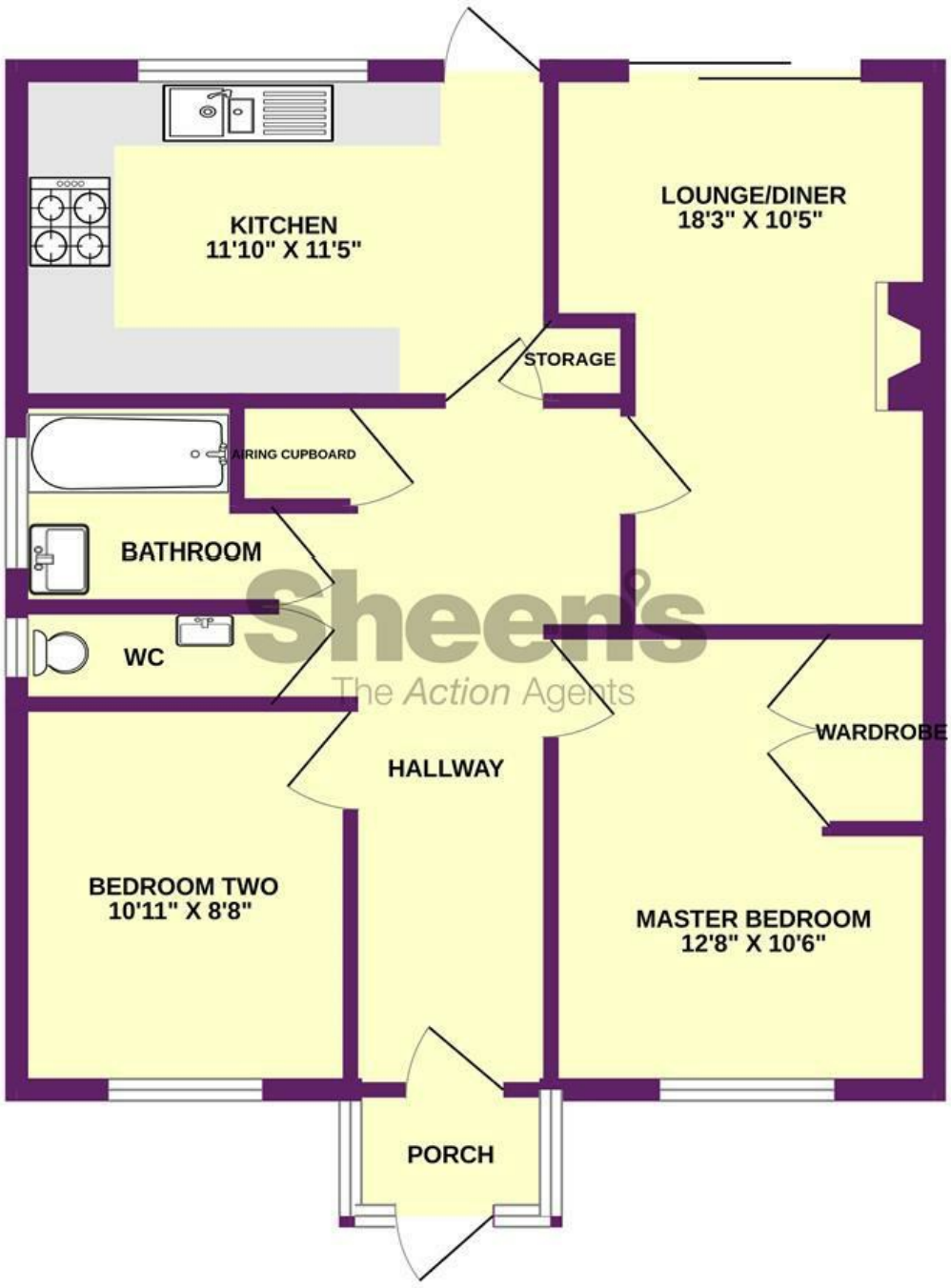
DH/07.25

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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