



Woodside Walton-on-the-Naze, CO14 8NR

Situated in a popular and quiet location on the outskirts of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW. The property boasts a SOUTH FACING rear garden, 15' conservatory and well proportioned rooms throughout. Conveniently located within a quarter of a mile of the seafront and within one and three quarter miles of Walton's and Frinton's mainline railway station's and town centres, it is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 15' Conservatory
- South Facing Garden
- Well Presented Throughout
- Garage & Off Road Parking
- Outskirts of Walton-on-the-Naze
- Sought After Location
- Council Tax Band - C
- EPC Rating - D



Price £279,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing 2021 installed combination combination boiler providing heating and hot water throughout. Loft access. Radiator. Doors to:



Bedroom One

14'8" x 11'

Radiator. Sealed unit double glazed window to front.



Bedroom Two

13'8" x 8'

Radiator. Sealed unit double glazed window to front.



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

17'8" x 11'

Wooden surround with inset electric fire. Radiator. Sealed unit double glazed window to rear.



Kitchen

12'6" x 10'

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Part tiled walls. Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

15'8" x 9'

Laminate flooring. Radiator. Range of obscured and clear sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Private access door to garage with power and light connected. Access to front via side. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Beds stocked with an array of shrubs and trees.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

JD 0925

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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Selling properties... not promises

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