



Butchers Lane Walton-on-the-Naze, CO14 8QU

In need of refurbishment, Sheens Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is situated in the popular coastal town of Walton-on-the-Naze, and boasts an impressive, 100' rear garden (approx). Local shopping amenities including Lidl and Marks and Spencer Food Hall are located within approximately a quarter of a mile, along with Walton's mainline railway station and seafront.

- Two Double Bedrooms
- 17' max Lounge
- 10'6" Kitchen
- Bathroom
- Gas Central Heating
- Approx 100' Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £249,995 Freehold

The accommodation comprises approximate room sizes:

Glazed entrance door to:-

Entrance Hall

Loft access. Storage cupboard, Door to:-

Lounge

17' x 11'6"

Two radiators. Fireplace. Double glazed sliding doors leading to garden.



Kitchen

10'6" x 10'2"

Comprises laminated worksurfaces with inset double drainer sink unit with cupboards under. Plumbing for washing machine. Spaces for fridge/freezer and cooker. Windows to front and side. Wall mounted gas boiler (not tested). Door to side.



Bedroom One

13'3" x 10'5"

Double glazed window to front.



Bedroom Two

11'7" x 10'1"

Double glazed window to rear. Radiator.



Bathroom

Comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment. Double glazed window to side. Heated towel rail.



Outside - Rear

approx 100' max

Being mainly laid to lawn. Well stocked with shrub and tree borders. Access to front via side gate.



Outside - Front



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

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:

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Conveyance dated 23 January 1961. These include a specific obligation to forever maintain the boundary fence on the south side of the property. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

We have included virtually staged images of some of the rooms to demonstrate the potential for modernization. These designs show how the space can be transformed.

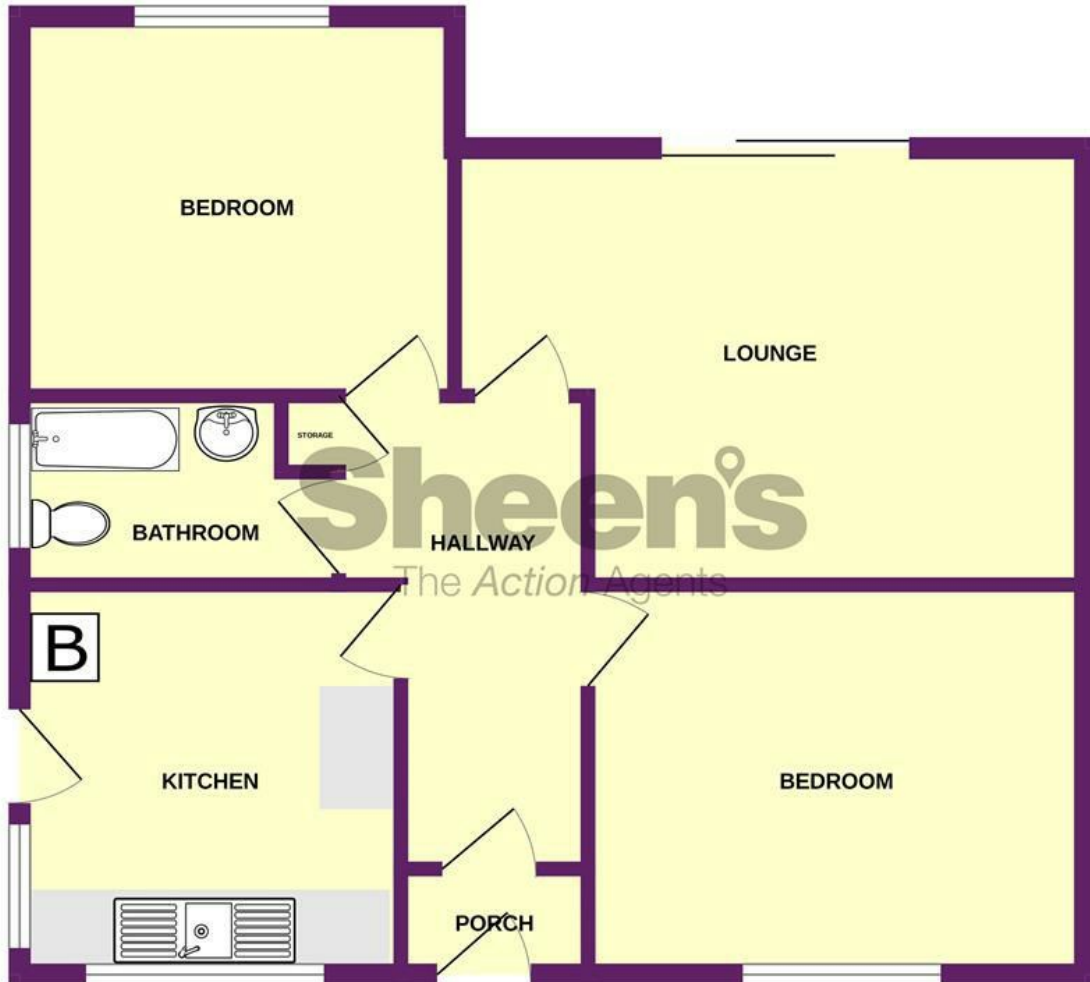
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification 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.

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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