



Stablefield Road Walton-on-the-Naze, CO14 8UG

*** NO ONWARD CHAIN *** Situated on the popular Frinton 'Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is well presented throughout offering a large lounge/diner space along with a conservatory and west facing garden.. The property is also conveniently located within a mile of Walton's new M & S Food Hall and Aldi, half a mile of the 'Triangle' shopping centre and within one and half miles of Frinton's town centre, leisure 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 Bedrooms
- Detached Bungalow
- No Onward Chain
- 20' Lounge/Diner
- Garage & Ample Off Street Parking
- Popular Frinton 'Homelands' Development
- Easy Reach To Shopping Amenities & Bus Routes
- West Facing Rear Garden
- EPC Rating - TBC
- Council Tax Band - C



Price £285,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

Storm Porch

Obscured sealed unit double glazed door to:-

Hallway

Radiator. Built in storage cupboard. Cupboard housing boiler providing heating and hot water throughout. Loft access. Doors to all rooms. Door to:-



Bedroom One

12'11" x 10'1"

Radiator. Fitted wardrobes. Sealed unit double glazed window to front.



Bedroom Two

12'10" x 8'3"

Radiator. Fitted wardrobes. Sealed unit double glazed window to front.



Shower Room

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Extractor fan. Obscured sealed unit double glazed window to side.



Kitchen

9'2" x 8'8"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Inset stainless steel sink and drainer unit. Space for cooker with extractor hood above. Further range of matching fronted units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Tiled splash-back. Vinyl flooring. Sealed unit double glazed window to side. Sealed unit double glazed door to side garden.



Lounge/Diner

20' max x 18'9" nar to 9'2"

Two radiators. Obscured sealed unit double glazed window to side. Two sealed unit double glazed windows to rear. Sealed unit double glazed door to:-



Conservatory

12'6" x 9'6"

Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed patio doors to:-



Outside - Rear

West Facing. Part paved patio area. Remainder laid to lawn. Private access door to garage. Enclosed by panelled fencing. Access to front via wooden gate.



Outside - Front

Part shingled area. Hard standing area providing ample off street parking leading to garage with up and over door.



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.

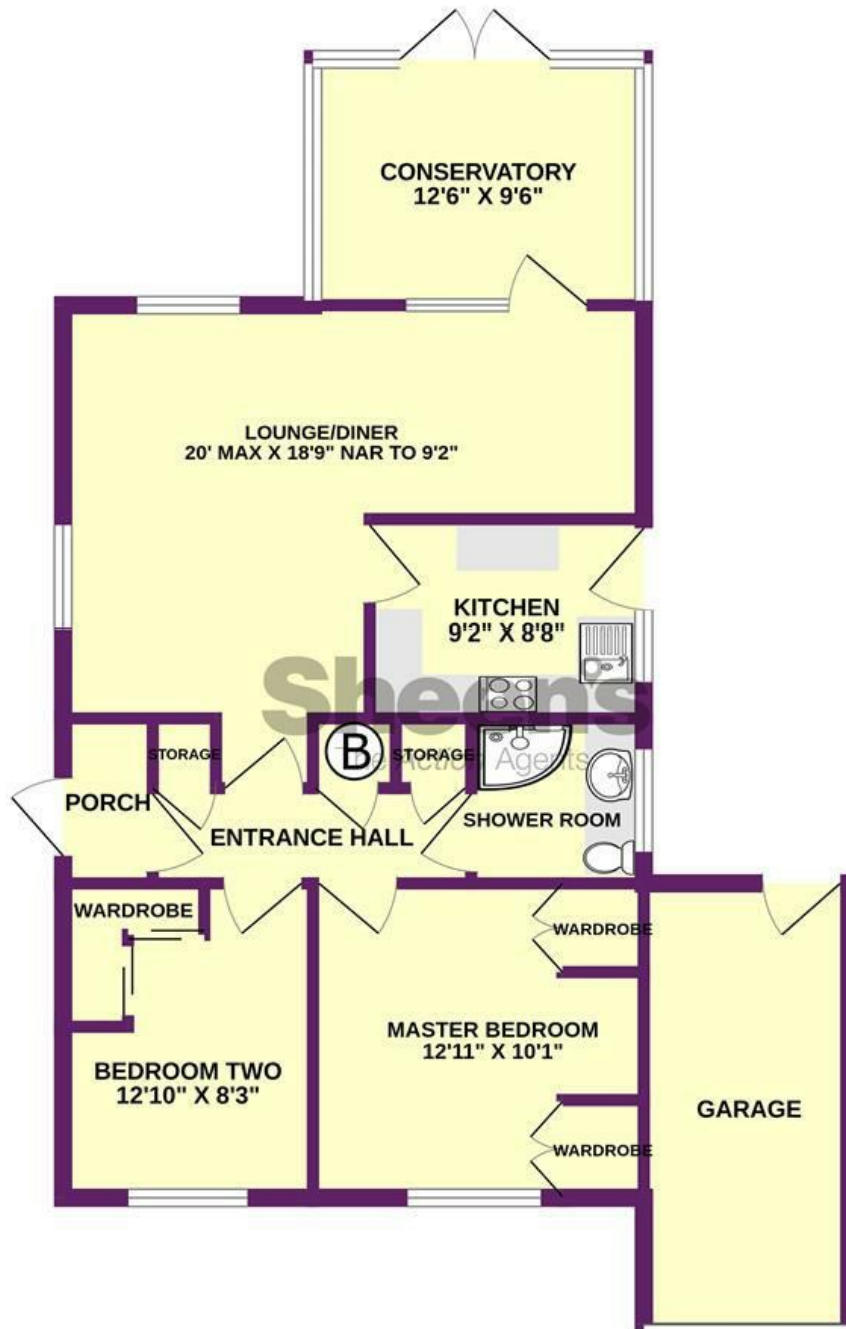
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants contained within Transfers dated 18 August 1967 and 22 July 1976, including restrictions relating to residential use and maintenance obligations, and is subject to rights granted and reserved within the Transfer dated 22 July 1976. Purchasers are advised to seek confirmation of the full details from their legal representative.



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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