



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

Nestled in a quiet cul-de-sac position and having undergone a complete programme of modernisation, Sheen's Estate Agents have the pleasure in bringing to market this beautifully presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts a fully integrated modern fitted kitchen, newly installed shower room, an un-overlooked rear garden and a detached garage with off street parking to the front. Perfectly located with 1 mile of Frinton's seafront and within 2 miles of shopping amenities at the 'Triangle' shopping centre and Frinton's town centre an early viewing is strongly recommended.

- Two Double Bedrooms
- Completed Modernised Throughout
- Newly Installed Gas Central Heating System
- Partially Re-Wired Throughout
- Newly Fitted Fully Integrated Modern Kitchen
- Newly Fitted Shower Room
- Detached Garage & Off Street Parking
- Quiet Cul-De-Sac Position
- No Onward Chain
- EPC Rating D/ Council Tax Band - C



Price £275,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with obscured glazed panel leading to:-

Entrance Porch

LVT flooring. Fitted shelving Two sealed unit double glazed windows to both side aspects. Obscured sealed unit double glazed entrance door leading to:-

Hallway

Built in storage cupboard. Loft access. LVT flooring. Radiator. Door to:-



Bedroom 1

12'9" x 11'

Fitted wardrobes to one wall with corner shelving. Fitted drawer unit, Radiator. Sealed unit double glazed window to rear.



Bedroom 2

12'4" x 9'10"

Radiator. Sealed unit double glazed window to front.



Lounge

15' x 11'

Inset shelving. Radiator. Sealed unit double glazed window to front.



Kitchen

Newly fitted with a range of matching modern fronted units. Square edge marble effect worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Built in eye level oven and microwave. Further selection of matching units at both eye and floor level. Integrated washing machine, fridge/freezer and dishwasher. Part tiled walls. LVT flooring. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to:-



Rear Lobby

Sealed unit double glazed windows to side aspect. Sealed unit double glazed door giving access to rear.

Shower Room

Newly fitted modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Tiled splashback. Fitted one and half length shower cubicle with integrated shower controls with rainfall shower and separate attachment. Heated towel rail. LVT flooring. Extractor fan. Obscured sealed unit double glazed window to side.



Outside - Rear

Part patio area. Majority laid to lawn. Borders stocked with shrubs and bushes. Private access door to garage.



Detached Garage

20'07" x 9'10"

Power and lighting connected. Three sealed unit double glazed windows to side and rear aspects. Electric roller door.

Outside - Front

Driveway providing ample off street parking for several vehicles. Majority laid to lawn. Array of bushes. Access to rear via side gate.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

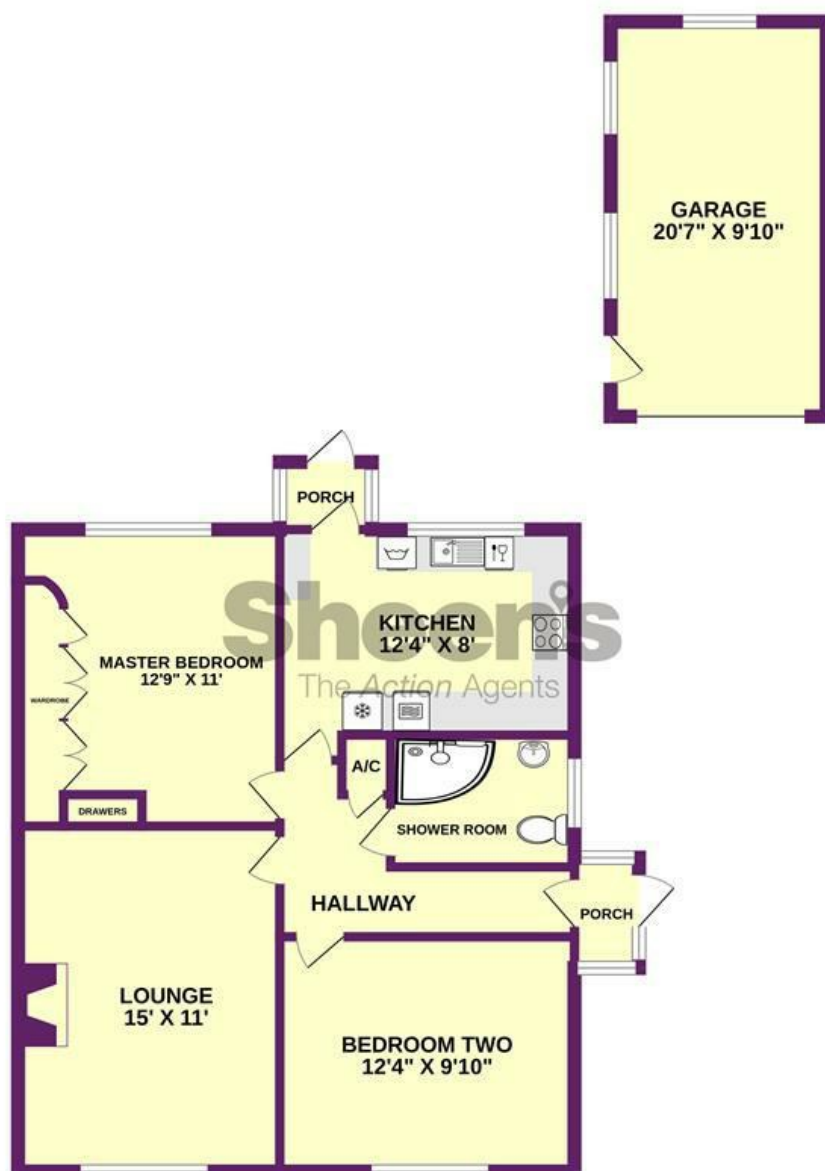
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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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