



## 49 Woodside, Walton on the Naze, Essex. CO14 8NR

- No Onward Chain - Keys to View
- Two Double Bedrooms
- Semi Detached Bungalow
- Modern Kitchen & Bathroom
- Wide Conservatory
- South East Facing Garden
- Front Garden, Driveway & Garage
- Newly Refurbished



## PROPERTY DESCRIPTION

Situated in the edge of the popular Seaside town of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the pleasure in offering For Sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Internally a Large Entrance Hall gives way to Two Double Bedrooms, Rear Facing Lounge, Shower Room and Fitted Kitchen. The Conservatory is accessed from Kitchen and through French doors from the Lounge making it an ideal Dining Space or Second Reception Room. Externally the Rear Garden faces South East with low maintenance artificial lawn and To the Front a Garden with Off-Road Parking for Multiple Vehicles and Garage. The location of this bungalow is ideal for anyone wanting to be near both Frinton and Walton both with a wealth of facilities including Mainline Railway Station and Bus Links. In our opinion a viewing will be essential to fully appreciate the large rooms and generous sized plot of this turnkey ready home.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

UPVC door radiator, cupboard housing wall mounted boiler, fitted carpet.

#### BEDROOM TWO

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed window to front aspect, radiator, fitted carpet.

#### MASTER BEDROOM

14' 7" x 11' 0" (4.45m x 3.35m) Double glazed window to front aspect, radiator, fitted carpet.

#### SHOWER ROOM

8' 4" x 5' 6" (2.54m x 1.68m) White suite comprising low level WC, vanity wash hand basin and low profile large shower cubicle. Obscure double glazed window to side aspect, vinyl floor, heated towel rail, extractor.

#### LOUNGE

17' 8" x 11' 0" (5.38m x 3.35m) Double glazed French doors to Conservatory, two flanking double glazed windows, radiator, fitted carpet.

### KITCHEN

10' 6" reducing to 8'1" x 12' 3" (3.20m x 3.73m) White eye level, base and drawer units, square edge work surface inset 1 and 1/2 sink and drainer unit. Integrated eye level Neff oven, four ring electric hob with extractor over and 50/50 fridge freezer. Space for washing machine or dishwasher. Double glazed door to Conservatory, double glazed window to rear aspect, vinyl flooring, tiled splashback, tall radiator.

### CONSERVATORY

21' 2" x 6' 3" (6.45m x 1.91m) Double glazed French doors to garden, double glazed windows to rear aspect, tall radiator, vinyl flooring.

### EXTERIOR

#### GARDEN

To the Front: Laid to lawn with concrete driveway leading to garage. Outside tap, outside lighting, access to rear via side gate.

To the Rear: Block paved patio with dividing picket fence to remainder of garden. Pathway leading to courtesy door to garage and a raised decked area behind. Raised wood chip borders, outside light.

#### GARAGE

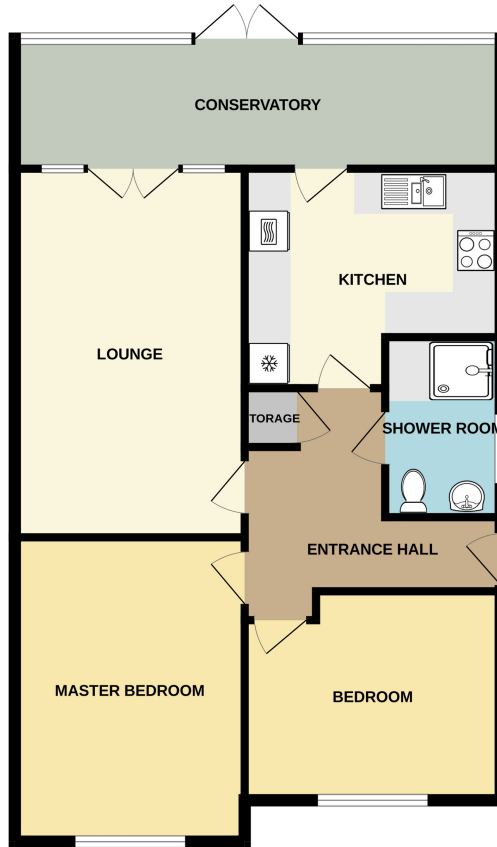
Up and over door, courtesy door to garden, double glazed window to rear aspect, light and power.



# FLOORPLAN & EPC



ACCOMMODATION



WOODSIDE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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