



196 Walton Road, Walton on the Naze, Essex. CO14 8LZ

- No Onward Chain - Keys to View
- Extended & Detached Bungalow
- Three/Four Bedrooms
- Dining Room/Bedroom Four
- Modernisation Required
- Carport & Garage
- Close To Beach & Local Amenities
- South East Facing Rear Garden
- Versatile & Adaptable Layout



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located close to Walton's Mainline Railway Station, Beach and M&S/Aldi, My Moving Places have the honour in bringing to market this EXTENDED THREE/FOUR BEDROOM DETACHED BUNGALOW. Internally a large central Entrance Hall gives way to Three Bedrooms, Two with Bays to the Front, Dining Room or Fourth Bedroom, Bathroom, Kitchen and the Rear Facing Lounge. The Lounge was extended making it a Large and Bright space with views of the garden. From the Kitchen is a Utility/Garden Room and door to the Garage and Garden. Throughout modernisation will be required however the vendor has advised us that the consumer unit has been replaced and the loft well insulated. Externally there is a South East Facing Rear Garden, Front Garden with Driveway, Carport and Garage. In our opinion this property needs to be viewed to fully appreciate the versatile layout of this generous sized home.



ROOM DESCRIPTIONS

ACCOMMODATION

PORCH

Wooden entrance door, tiled floor.

ENTRANCE HALL

Glazed wooden entrance door, storage cupboard, access to loft via hatch, radiator, fitted carpet.

MASTER BEDROOM

13' 0" x 12' 2" (3.96m x 3.71m) Double glazed bay window to front aspect, double glazed window to side aspect, storage cupboard, radiator, fitted carpet.

BEDROOM TWO

13' 0" x 8' 0" plus bay (3.96m x 2.44m) Double glazed bay window to front aspect, double glazed window to side aspect, storage cupboard, radiator, fitted carpet.

BEDROOM THREE

13' 0" x 8' 0" (3.96m x 2.44m) Double glazed window to side aspect, vanity wash hand basin, storage cupboard, radiator, fitted carpet.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and panelled bath. Two obscure double glazed windows to side aspect, cupboard, tiled walls and floor, radiator.

DINING ROOM/BEDROOM FOUR

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to side aspect, radiator, laminate flooring.



FLOORPLAN & EPC



ACCOMMODATION



WALTON ROAD

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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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