

REDUCED

£279,995 Freehold



## Columbine Gardens, Walton on the Naze, Essex. CO14 8NS

- No Chain
- South Facing Rear Garden
- New Kitchen
- New Doors Throughout
- Newly Refurbished
- New Bathroom
- Conservatory
- New Heating
- Two Bedrooms
- Garage





### PROPERTY DESCRIPTION

---

Refurbished TWO BEDROOM BUNGALOW benefitting from an unoverlooked South Facing Rear Garden. The refurbishment has been completed to a good standard and presented in white with grey floor coverings. Newly installed Kitchen, Bathroom and Central Heating. Externally Newly turfed front garden with side driveway leading to garage. Being sold with NO CHAIN a viewing is essential.





## ROOM DESCRIPTIONS

---

### Entrance hall

Newly Installed Front entrance door to Reception hall. Newly fitted Carpet, Doors to all rooms and former airing cupboard.

### BEDROOM ONE

12' 2" x 10' 11" (3.71m x 3.33m) Large double glazed casement window to front aspect, newly fitted carpet, radiator.

### BEDROOM TWO

12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to front aspect, newly fitted carpet, radiator.

### KITCHEN

12' 4" x 9' 3" (3.76m x 2.82m) Newly installed. Range of base, drawer and matching eye level units, work surface inset stainless steel sink and drainer unit. Built in oven and hob with extractor over, fitted appliances. Double glazed window to side aspect, double glazed door to Conservatory.

### LOUNGE

16' 7" x 10' 11" (5.05m x 3.33m) Double glazed window to rear aspect, newly fitted carpet, inset fireplace, radiator.

### CONSERVATORY

19' 6" x 6' 4" (5.94m x 1.93m) Double glazed French doors to rear garden, double glazed windows to all sides, UV protected roof.

### BATHROOM

Well presented Suite comprising low level WC, wash hand basin and fitted bath with shower over. Double glazed window to side aspect, automatic light on entry.

### EXTERIOR

#### TO THE FRONT

Driveway leading to Detached Garage, newly laid front lawn, access to rear via side gate.

#### TO THE REAR

South facing garden, paved patio area, laid to lawn with mature shrub and over stocked border.

### GARAGE

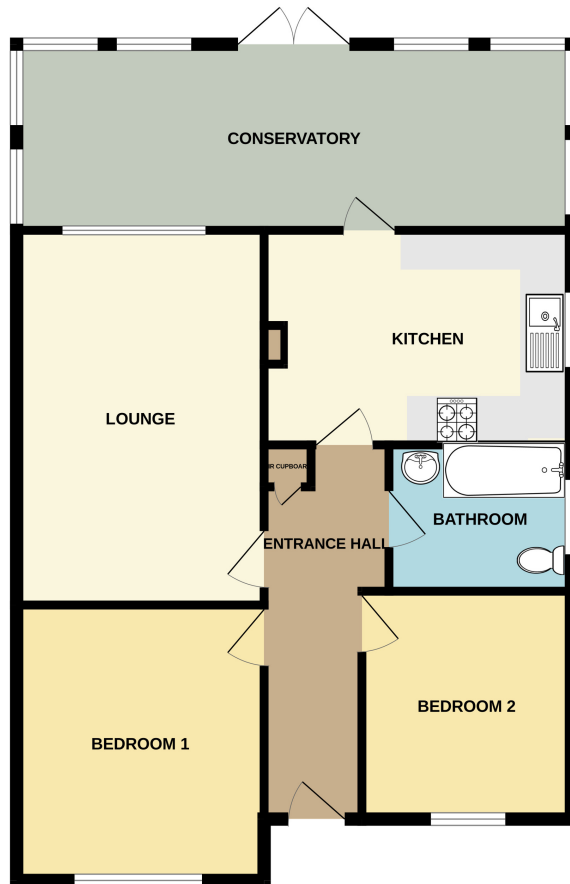
Up and over door.



# FLOORPLAN & EPC

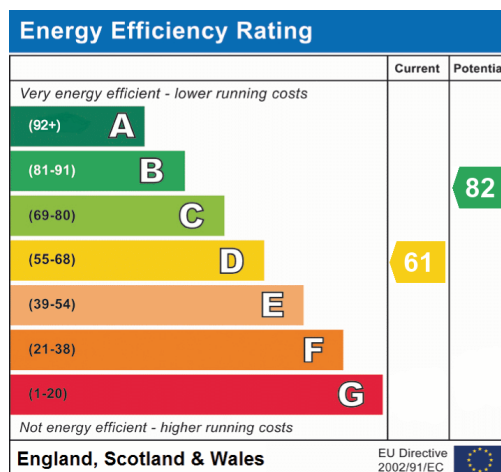


GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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.  
Made with Metropix ©2025



Frinton-On-Sea  
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
01255 852929  
sales@mymovingplaces.com