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Sheen's
The *Action* Agents



North Street
Walton-on-the-Naze, CO14 8PH

Guide Price: £220,000 - £240,000. Being offered with NO ONWARD CHAIN and located in the popular coastal town of Walton-on-the-Naze, is this THREE BEDROOM DETACHED HOUSE. The property is perfectly located in the heart of Walton and is within 20 meters of the town centre, 100 meters of the seafront and within quarter of a mile of the mainline railway station. The property boasts a 22' Lounge/Diner, 18' kitchen, private rear garden and a downstairs shower room & upstairs bathroom. The property would make an ideal first time purchase, holiday home or a buy-to-let investment and it is in the valuers opinion an early viewing is strongly recommended.

- Three Bedrooms
- Detached House
- 22' Lounge/Diner
- 18' Kitchen/Breakfast Room
- Downstairs Shower Room & Upstairs Bathroom
- Close to Shops, Beach & Amenities
- No Onward Chain
- Private Rear Garden
- EPC Rating - D
- Council Tax Band - C







Guide Price £230,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed patio doors to:-

Porch

Wood effect laminate flooring. Radiator. Obscured sealed unit character window to front. Obscured sealed unit double glazed door to:-



Lounge/Diner

22'6" x 13'4"

Three radiators. Two sealed unit double glazed windows to front and side. Stair-flight to first floor. Door to:-





Kitchen

18'3" x 8'3"

Fitted in a range of matching fronted units. Wood effect rolled edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Inset five ring electric hob with double oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Tiled splash back. Tiled flooring. Radiator. Two sealed unit double glazed windows to side. Sealed unit double glazed window to rear. Door to:-







Utility Area

4'2" x 4'9"

Wood effect laminate flooring. Plumbing for washing machine. Obscured sealed unit double glazed door to courtyard.

Shower Room

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Skylight. Fully tiled walls and flooring. Extractor fan.



Landing

Radiator. Two sealed unit double glazed windows to side. Doors to:-

Master Bedroom

14'1" x 9'9"

Built in airing cupboard. Radiator. Sealed unit double glazed window to front.



Bedroom Two

11'9" x 8'3"

Radiator. Two sealed unit double glazed windows to both sides.



Bedroom Three

10'4" x 8'1"

Built in storage cupboard. Radiator. Sealed unit double glazed window to rear.



Bathroom

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



Outside - Rear

Paved patio area. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.







Outside - Front

Pathway leading to front door.





Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

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/05.26

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.

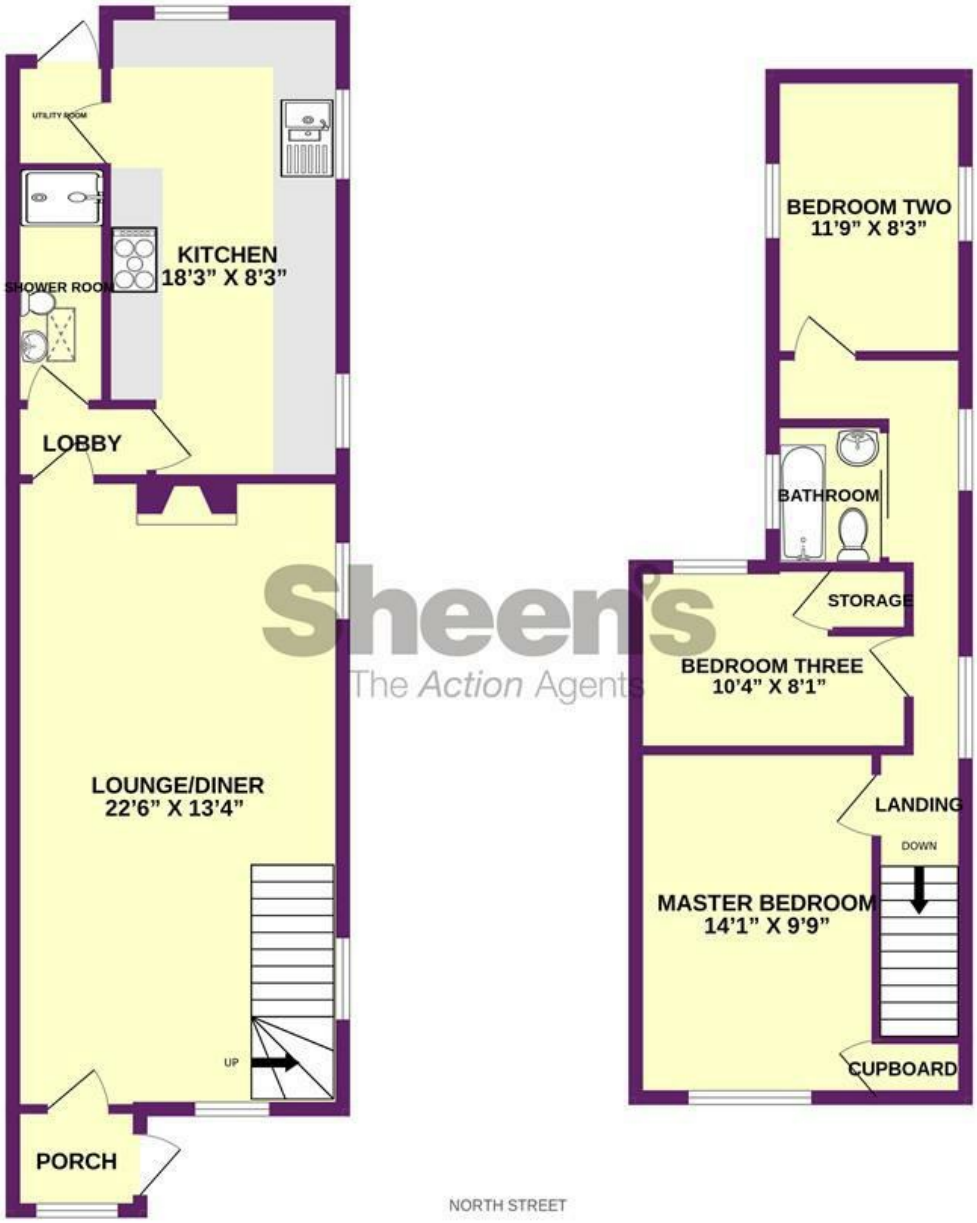
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Disclaimer - wide angle lens etc.

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

1ST 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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