



LAMB & CO

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Inspired by property, driven by passion.



NEW PIER STREET, WALTON ON THE NAZE, CO14 8EB

PRICE £180,000

A three-bedroom terraced house in Walton-on-the-Naze, offering great potential but in need of modernization. This spacious property features a functional layout, including a lounge/diner. Ideal for buyers looking to put their own stamp on a home, it requires updating throughout. Situated in a convenient location close to local amenities, schools, and the seafront

- Three Bedrooms
- No Onward Chain
- In Need Of Modernisation
- Lounge/Diner
- W.C
- EPC - TBC

ENTRANCE HALL

LOUNGE/DINER

21'9" 13'8" (6.63m 4.17m)



W.C

3'00" 4'00" (0.91m 1.22m)

KITCHEN

11'00" 9'8" (3.35m 2.95m)



BEDROOM THREE

11'00" 9'8" (3.35m 2.95m)



SHOWER ROOM

8'10" 4'1" (2.69m 1.24m)



BEDROOM TWO

11'00" 10'00" (3.35m 3.05m)



BEDROOM ONE

17'2" 11'00" (5.23m 3.35m)



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

OUTSIDE



Additional Info

Council Tax Band:

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: O2, Vodafone - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

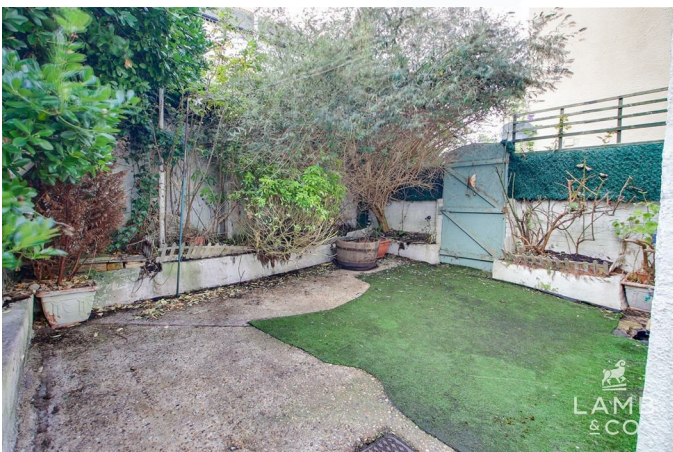
Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

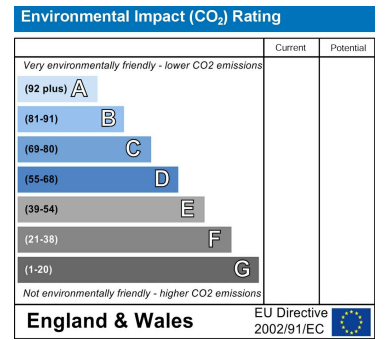
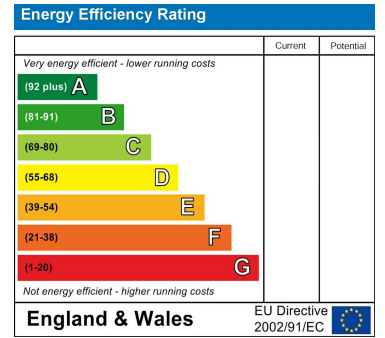
OUTSIDE REAR



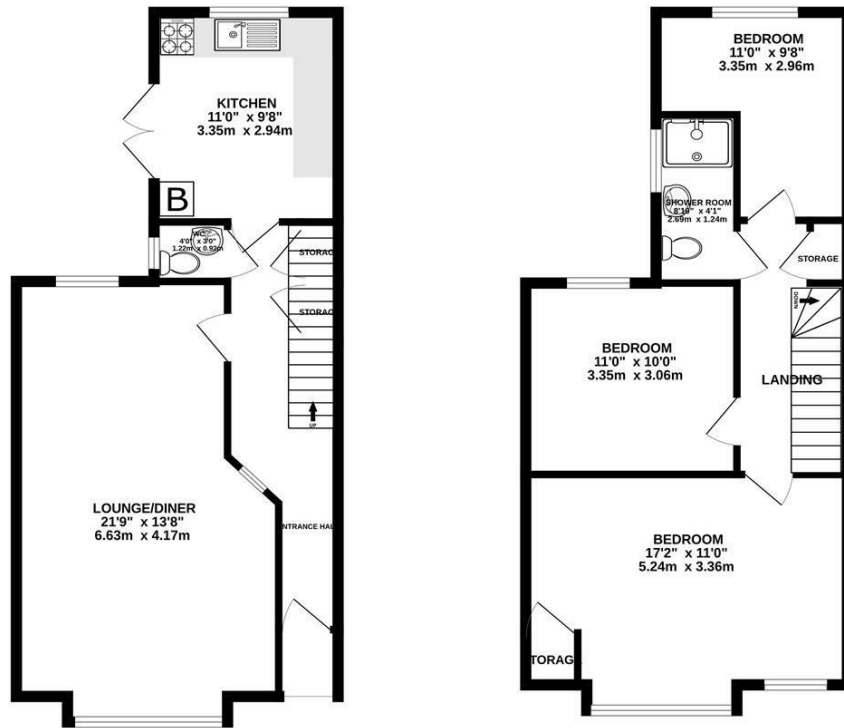
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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 is made as to their operability or efficiency over time.
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