



**Kirby Road, Walton On The Naze CO14 8QP**

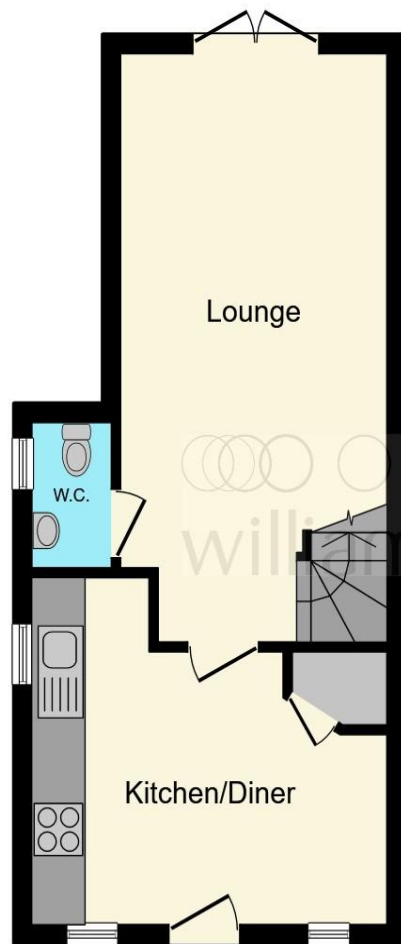


**welcome to**

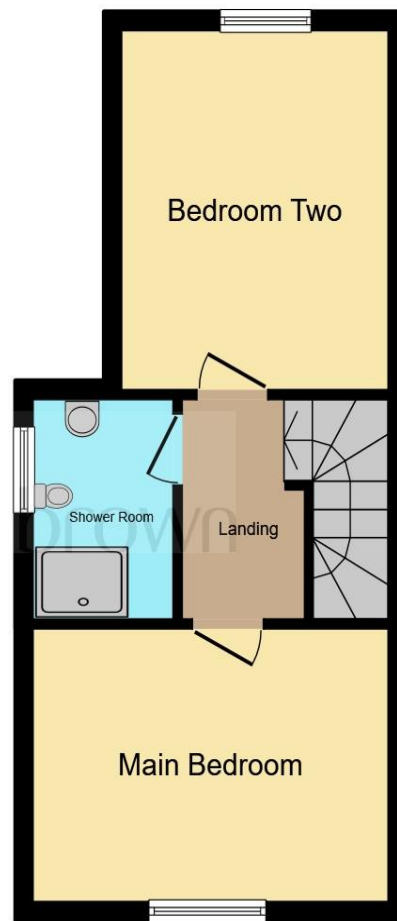
**Kirby Road, Walton On The Naze**

A MODERN TWO DOUBLE BEDROOM SEMI DETACHED HOUSE located in the heart of Walton Town Centre. This well presented and maintained property was built in 2015 and offers a kitchen/diner with integrated appliances. CALL TODAY TO ARRANGE A VIEWING





**Ground Floor**



**First Floor**

**Living Room**

20' 6" x 10' 2" ( 6.25m x 3.10m )

**Kitchen/Diner**

13' 8" x 12' 1" ( 4.17m x 3.68m )

**Cloakroom**

**Bedroom 1**

11' 6" x 9' 9" ( 3.51m x 2.97m )

**Bedroom 2**

12' 3" x 8' ( 3.73m x 2.44m )

**Shower Room**

**Front Garden**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Kirby Road, Walton On The Naze

- Immaculately Presented
- Off Road Parking
- Close To Town Centre, Local Shops & Seafront
- Gas Central Heating
- Integrated Appliances

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£275,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310221](http://williamhbrown.co.uk/Property/CTS310221)



Property Ref:  
CTS310221 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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