



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Close to Walton Beach front**
- **Full vacant possession**

**Location:**

The property is situated on Standley Road close to Walton Beach front just off Prince's Esplanade. Public transport links include Walton on the Naze mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the B1034, A133 and A120. Shopping amenities can be found locally within Walton on the Naze with an extensive range of shops, bars and restaurants being found in Colchester. Recreational pursuits can be found locally at the open spaces of The Bath House Meadow and along Walton Beach.

**Description:**

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

**Accommodation:**

First floor: Three bedrooms, bathroom/WC  
 Ground floor: Two reception rooms, kitchen, entrance hallway  
 Outside: Front and rear gardens

**EPC rating:** D

**Council Tax Band:** B

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

