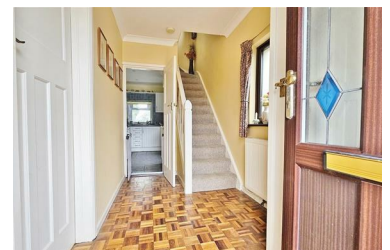




Percival Road Walton On The Naze, CO14 8HH

Situated within a stones throw from Walton Seafront, Sheen's Estate Agents have the pleasure in bringing to market this well presented, 1930'S THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from a first floor shower room, secluded rear garden and is conveniently located within a third of a mile of shopping amenities in Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Conservatory/Utility Room
- Dining Room
- First Floor Shower Room
- Off Road Parking
- Close to Seafront
- Non-Estate Position
- EPC Rating D



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Stair flight to first floor. Built in storage cupboard housing combination boiler providing heating and hot water throughout. Parquet flooring. Radiator. Obscured sealed unit double glazed window to side. Doors to:



Lounge

12'7" x 11'0"

Featured fireplace. Radiator. Sealed unit double glazed bay window to front. Door to:



Dining Room

11'7" x 10'0"

Parquet flooring. Radiator. Window to rear. Door to:



Conservatory/Utility Room

19'7" x 6'7"

Fitted granite effect rolled edge work surfaces with cupboards at eye and floor level. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to rear garden.



Kitchen

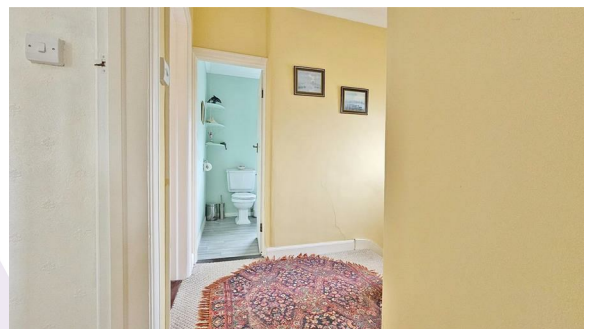
11'7" x 8'0"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring 'Neff' induction hob with double electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Under stairs storage cupboard. Plumbing for dishwasher. Space for fridge/freezer. Under cupboard lighting. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed door to side.



Landing

Built in airing cupboard. Loft access. Obscured sealed unit double glazed window to side. Doors to:



Bedroom One

12'11" x 8'4"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'10" x 8'8"

Fitted wardrobes. Featured fireplace. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9'5" x 8'2"

Radiator. Sealed unit double glazed window to front.



Shower Room

8'1" x 5'11"

Suite comprises of low level WC. Pedestal wash hand basin. Fitted double length shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers and shrubs. Shed to remain. Outside tap. Access to front via both sides. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking for two vehicles. Outside light. Enclosed by brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/09.23

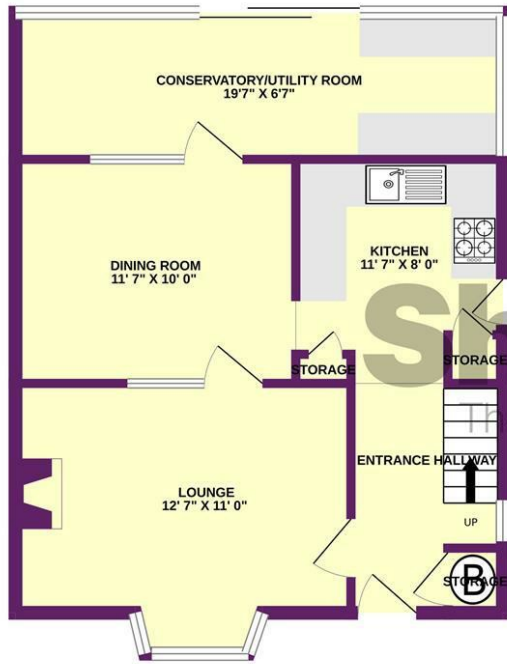
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

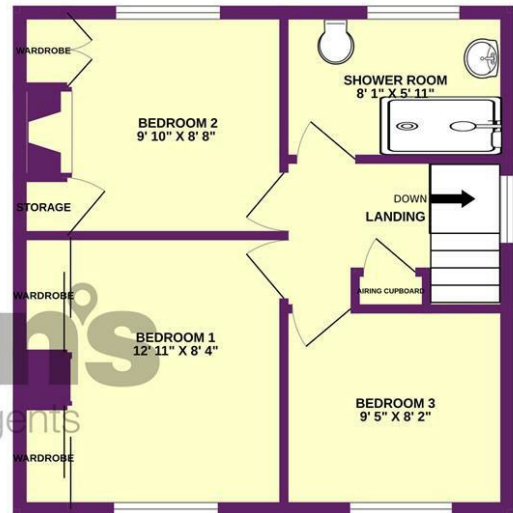
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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.
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Selling properties... not promises

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