



## Walton Road Walton-on-the-Naze, CO14 8NB

Being offered with NO ONWARD CHAIN and located in a sought after non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this well presented THREE BEDROOM SEMI-DETACHED HOUSE. The property is conveniently located within half a mile of the Seafront and within two miles of Frinton's town centre with its range of shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Ground Floor Cloakroom
- Newly Fitted Bathroom Suite
- Non-Estate
- Well Presented Throughout
- No Onward Chain
- Garage & Off Street Parking
- 45' Rear Garden
- EPC Rating E



**Price £279,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit composite entrance door leading to:

### Hallway

Two built in under stairs storage cupboards. Wood flooring. Doors to:



### Cloakroom

White suite comprising of low level W/C. Wash hand basin. Heated towel rail. Tiled flooring. Sealed unit double glazed window to rear.



### Kitchen

9'3" x 7'2"

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset bowl sink with pull out mono tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Wine rack. Plumbing for automatic washing machine. Space for fridge/freezer. Fitted shelving. Part tiled walls. Wood flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear.



### Lounge/Diner

26'5" x 10'10"

Ornamental oak mantle with inset log burner under with brick base. Exposed wood flooring. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed 'French' style doors with matching full length glazed panels giving access to rear.



### First Floor Landing

Built in double length airing cupboard. Further built in storage cupboard. Loft access. Sealed unit double glazed window to side. Doors to:



### Master Bedroom

12'3" x 9'7" to wardrobe

Built in double length wardrobes. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

10'5" x 10'3" + dr

Built in double and single wardrobe. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

12' x 6'7"

Radiator. Sealed unit double glazed window to front.



### Bathroom

Newly fitted with a white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with wall mounted over head 'rainfall' shower and separate attachment. Fitted glass shower screen. Fitted extractor fan. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.



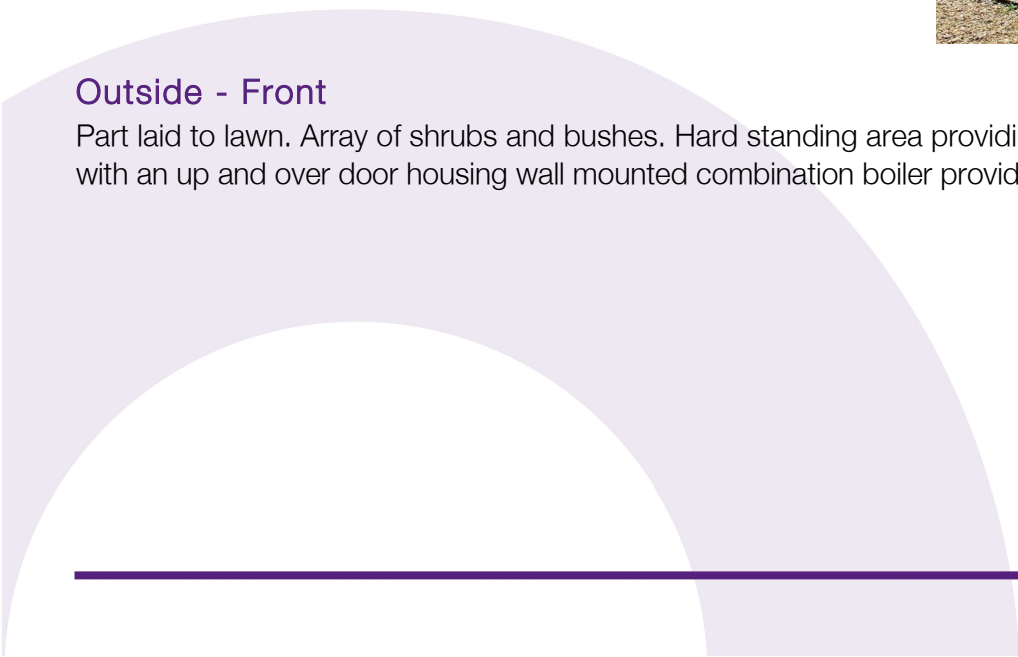
### Outside - Rear

43' Raised wood decked entertaining area. Steps leading down to garden area with majority laid to lawn. Shingled borders. Mature fruit tree. Raised bed stocking flowers and shrubs. Outside tap. Enclosed by panel fencing. Access to front via side.



### Outside - Front

Part laid to lawn. Array of shrubs and bushes. Hard standing area providing off street parking leading to garage with an up and over door housing wall mounted combination boiler providing heating and hot water throughout.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/09.23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

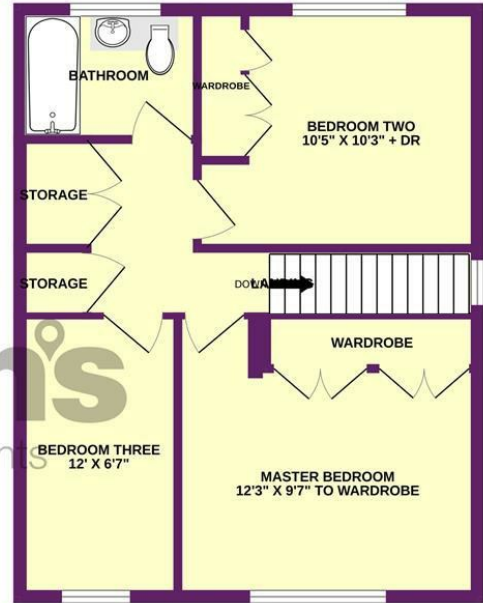
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR



WALTON ROAD

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.  
Made with Metropix ©2023

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

