



## High Street Walton On The Naze, CO14 8BN

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Located in the popular coastal town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this versatile, character filled, FIVE BEDROOM SEMI-DETACHED HOUSE. The property benefits from two reception rooms, off road parking, spacious accommodation and two en-suites. The property is also conveniently located on the fringes of Walton's town centre for easy access to amenities and is within 200 metres of the seafront and mainline railway station with its links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Five Bedrooms
- Two Reception Rooms
- Two En-Suites
- Ground Floor Cloakroom
- Modern Kitchen
- Secluded Rear Garden
- Off Road Parking
- No Onward Chain
- Council Tax Band - C
- EPC Rating - E



**Guide 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. Under stairs storage cupboard. Laminate flooring. Radiator. Door to:-



### Cloakroom

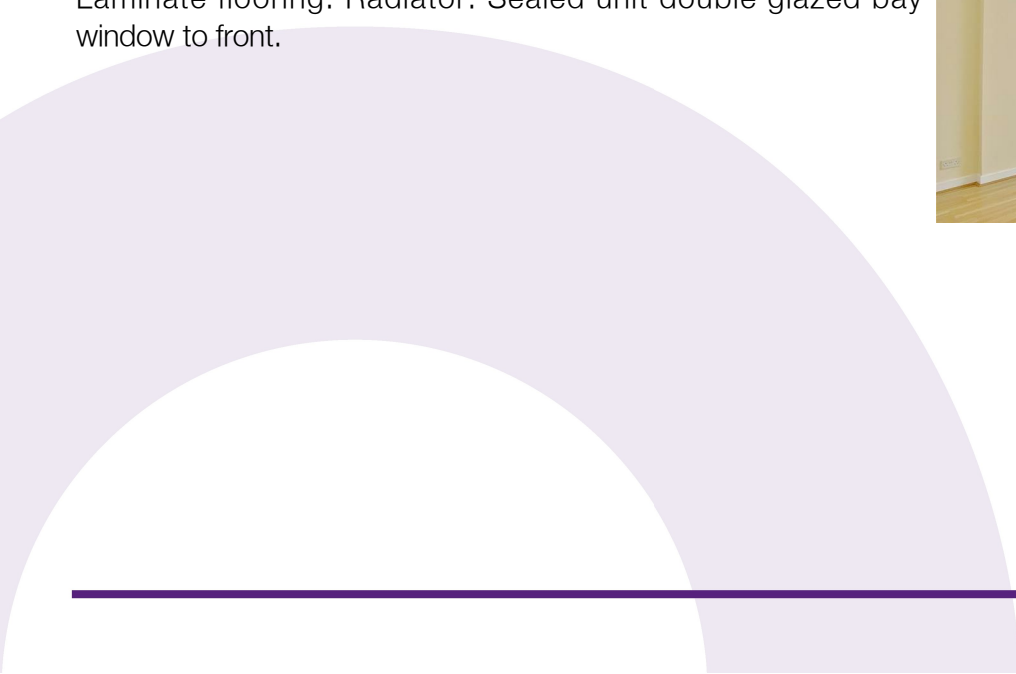
Low level w/c. Pedestal wash hand basin. Tiled splashback. Vinyl flooring.



### Lounge

14'4" x 13'2" into bay

Laminate flooring. Radiator. Sealed unit double glazed bay window to front.



## Dining Room

11'3" x 10'

Laminate flooring. Radiator. Sealed unit double glazed window to rear. Open access to:-



## Kitchen

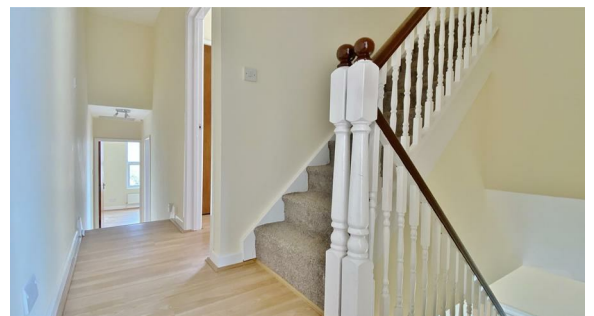
18'3" max x 11'3"

Fitted with a range of matching high gloss fronted units. Wooden hard edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring gas hob with electric oven under and extractor hood above. Further selection of matching units at both eye and floor level. Enclosed combination boiler providing heat and hot water throughout. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door to side leading to rear garden.



## First Floor Landing

Stair flight to second floor. Laminate flooring. Doors to all rooms. Door to:-



### Bedroom 1

14'5" x 13'10" into bay

Laminate flooring. Radiator. Sealed unit double glazed window to front. Door to:-



### En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Spotlights. Heated towel rail. Sealed unit double glazed window to side.



### Bedroom 4

11'3" x 10'1"

Laminate flooring. Radiator. Sealed unit double glazed window to rear. Door to:-



### En-Suite Shower

Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan.



### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Enclosed tiled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom 5

9'3" x 8'6"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Second Floor Landing

Laminate flooring. Door to:-

### Bedroom 2

14'5" x 11'1"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



### Bedroom 3

14'6" x 10'1"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Outside - Rear

Part patio area. Remainder laid to shingle. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hardstanding area providing off street parking for one vehicle.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/03.24

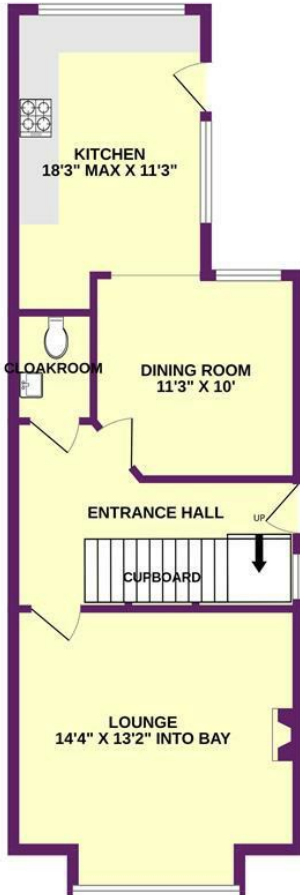
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

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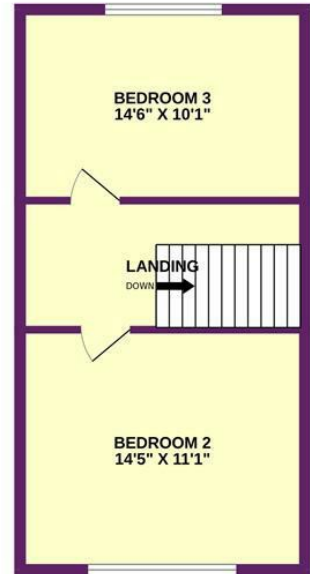
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**Sheen's**  
The Action Agents

