



Woodberry Way Walton On The Naze, CO14 8EL

*** RENOVATION REQUIRED *** Located on the outskirts of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this CHARACTER, SIX BEDROOM SEMI-DETACHED HOUSE. The property requires a full renovation but has huge potential to be a stunning, character filled property. The property is conveniently situated within half a mile of Walton's town centre 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.

- Potential Six Bedrooms
- Two Reception Rooms
- Distant Backwater and Sea Views
- Garage & Off Road Parking
- Ground Floor Shower Room & First Floor Bathroom
- Character Property
- No Onward Chain
- Council Tax Band - C
- EPC Rating - E



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood entrance door leading to:-

Hallway

Stair flight to first floor. Laminate flooring. Door to:-



Lounge

14'7" into bay x 11'8"

Radiator. Sealed unit double glazed bay windows to front aspect. Door to:-



Kitchen

11'8" into door recess x 9'11"

Fitted with a range of matching wooden front units. Rolled edge surfaces. Inset stainless steel bowl sink and drainer unit. Space for cooker. Plumbing for washing machine. Further selection of matching units at both eye and floor level. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Door leading to hall. Door to:-



Inner Hall

Space for fridge/freezer. Under stairs storage cupboard. Laminate flooring. Door to:-

Sitting Room

21'1" x 10'7"

Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door leading to rear garden.



Hall

Tiled flooring. Obscured sealed unit double glazed door to side. Door to:-

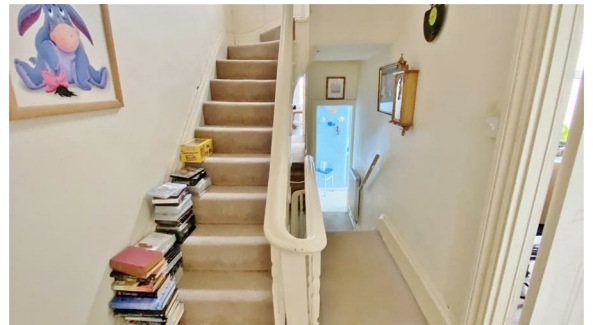
Shower Room

White suite comprises low level w/c. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Radiator. Sealed unit double glazed window to side.



First Floor Landing

Radiator. Stair flight to second floor. Built in airing cupboard housing hot water cylinder. Door to:-



Bedroom 2

16'6" x 14'9"

Radiator. Sealed unit double glazed window to front.



Bedroom 4

11'10" x 10'4"

Radiator. Sealed unit double glazed window to rear offering distant backwater views.



Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Enclosed panelled bath with separate shower hose attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Utility/Potential Bedroom 6

7'4" x 7'4"

Rolled edge worksurface with plumbing for washing machine under. Wall mounted boiler providing heat and hot water throughout. Vinyl flooring. Obscured sealed unit double glazed window to side.



Kitchen Two/Bedroom 5

12'9" x 11'

Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Space for cooker with extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear aspect offering distant backwater views.



Second Floor Landing

Obscured window to rear. Door to:-



Bedroom 1

16'6" x 15'

Radiator. Sealed unit double glazed feature window to front offering distant sea views.



Bedroom 3

12'1" x 10'5"

Radiator. Window to rear offering elevated distant backwater views.



Outside - Rear

Overgrown. Array of trees and bushes. Private access door to garage. Enclosed by panelled fencing.



Outside - Front

Off road parking space leading to garage with up and over door. Remainder laid to paving.



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/04.24

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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



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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