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Sheen's
The Action Agents



Naze Park Road Walton On The Naze, CO14 8JN

Formally known as two dwellings, making this property an ideal investment, Sheen's Estate Agents are pleased to offer for sale this **FOUR DOUBLE BEDROOM DETACHED HOUSE**. The property benefits from two en-suites, three reception rooms, utility room and **BACKWATER VIEWS**. The property is also situated within one mile of Walton's town centre and mainline railway station with Frinton-on-sea located approximately three and a half miles away and is set in a convenient non-estate, corner plot position. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Double Bedrooms**
- **Two En-Suites**
- **Corner Plot Position with Garage & Off Road Parking**
- **Backwater Views**
- **Formally Two Dwellings**
- **Ideal Investment**
- **Three Reception Rooms**
- **Close to Seafront**
- **Non Estate Position**
- **Council Tax Band - E / EPC Rating - D**



Offers In Excess Of £450,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed sliding patio door leading to:

Porch

Sealed unit double glazed windows to side and front aspect. Hardwood door leading to:

Hallway

Two sets of stairs leading to first floors. Laminate flooring. Radiator. Featured obscured window to front. Door to:



Sitting Room

13'6" into bay x 11" max

Featured open fire. Wall lights. Radiator. Sealed unit double glazed bay window to front.



Dining Room

13'11" into bay x 11"

Tiled surround. Fitted low level storage cupboards with shelving above. Radiator. Sealed unit double glazed bay window to front.



Lounge

22'9" max x 11'11"

Two under stairs storage cupboards. Featured open fire. Laminate flooring. Wall lights. Two radiators. Sealed unit double glazed windows to side and rear aspect. Door to:



Kitchen/Breakfast Room

15" x 10'2" max

Fitted with a range of matching white fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Rangemaster to remain. Extractor hood. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed windows to side aspect. Sealed unit double glazed door to side leading to rear garden. Door to:



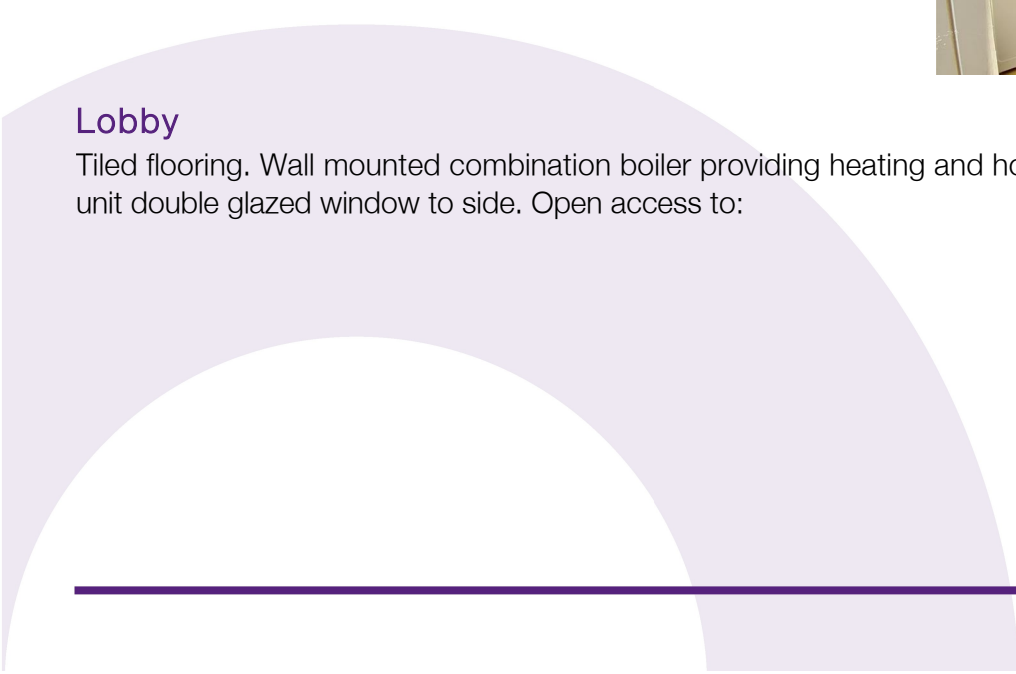
Utility Room

Fitted butler sink. Rolled edge work surfaces with plumbing for washing machine, tumble dryer and dishwasher under. Part tiled walls. Tiled flooring. Loft access. Sealed unit double glazed window to side. Sealed unit double glazed door to side leading to rear garden. Door to:



Lobby

Tiled flooring. Wall mounted combination boiler providing heating and hot water throughout. Obscured sealed unit double glazed window to side. Open access to:



Shower Room

White suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Landing

Sealed unit double glazed window to side. Doors to:



Bedroom 4

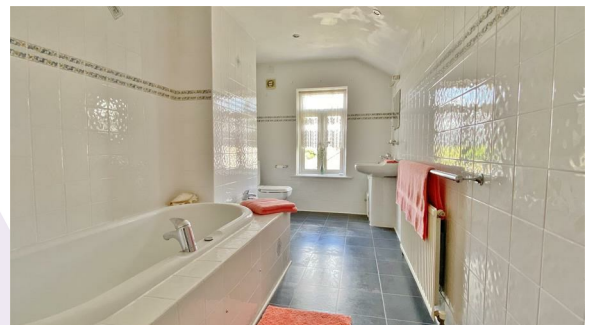
11'11" x 10'5"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to rear. Door to:



En-Suite

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed tiled rounded bath with bath mixer tap. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed window to rear with backwater views.



Bedroom 1

14'4" max x 11'10" max

Wall lights. Radiator. Sealed unit double glazed windows to front.



Landing

Loft access. Sealed unit double glazed window to side. Doors to:

Bedroom 2

14'3" max x 11'11"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear with backwater views. Door to:



En-Suite

Modern white suite comprises of low WC. Bidet. Pedestal wash hand basin. Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan. Featured radiator. Sealed unit double glazed window to rear with backwater views.



Bedroom 3

14'3" max x 11'11"

Built in wardrobe. Pedestal wash hand basin. Tiled surround. Wall lights. Radiator. Two sealed unit double glazed windows to front.



Outside - Rear

Part paved area. Remainder laid to lawn. Array of trees and shrubs. Greenhouse to remain. Shed to remain. Outside light. Outside tap. Private access door to garage with power/light connected. Access to front via side gate. Access to rear with further parking. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to paving and lawn. Enclosed by panelled fencing and iron fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

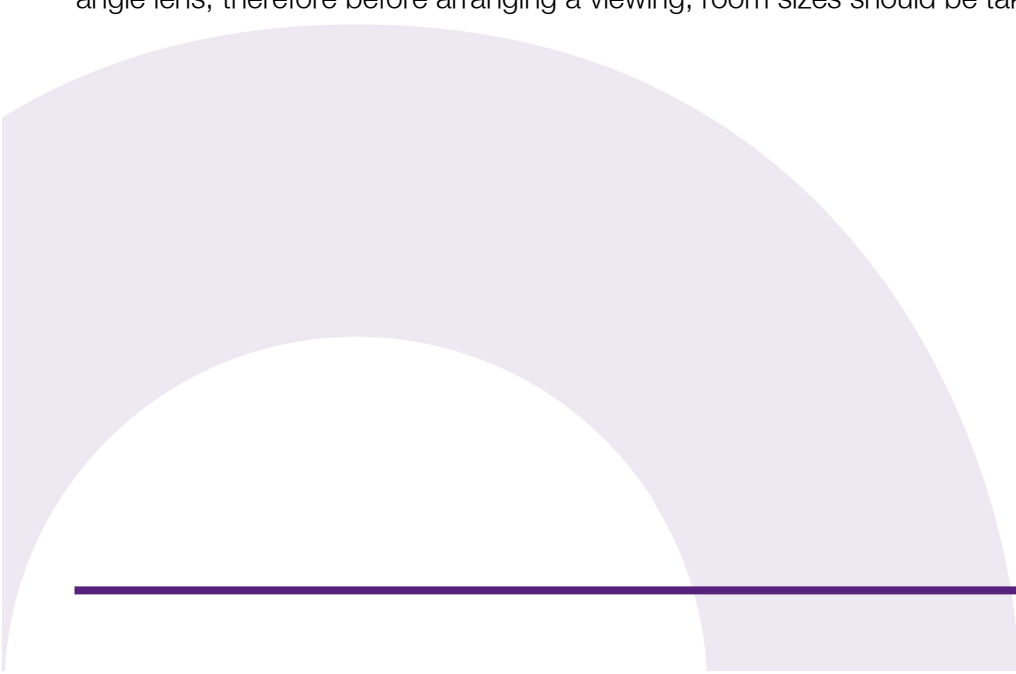
Non-Standard Property Features To Note:

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.

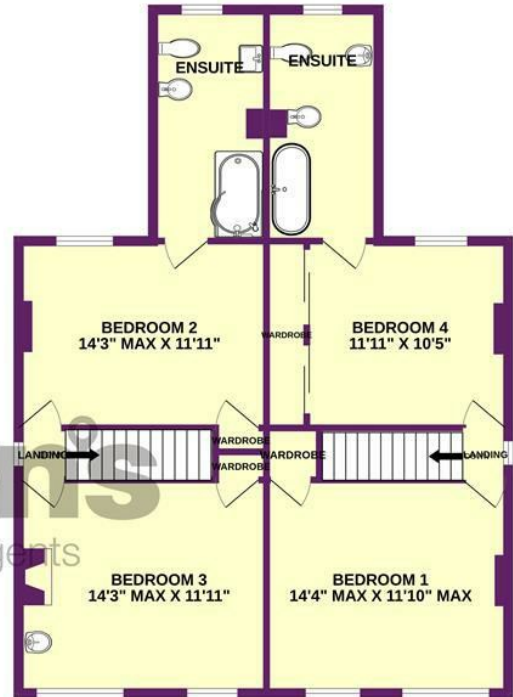
Disclaimer - wide angle lens etc.

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



NAZE PARK 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.
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Selling properties... not promises

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