



Hubbards Chase Walton On The Naze, CO14 8SG

Situated in the popular coastal town of Walton-on-the-Naze and being offered with UNINTERRUPTED, BACKWATER VIEWS, Sheen's Estate Agents are delighted to offer for sale this well presented THREE/FOUR BEDROOM DETACHED HOUSE. The property has undergone some modernisation by the current seller's and offers a ground floor bedroom with en-suite, two reception rooms and off road parking for several vehicles. The property is conveniently located within easy reach of a bus route linking the local area and is within a quarter of a mile of Walton's town centre, seafront 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 Bedroom/Sitting Room**
- **En-Suite Shower Room**
- **Modern Character Bathroom**
- **Backwater Views**
- **Off Road Parking**
- **Close to Shopping Amenities**
- **Cul-De-Sac Position**
- **Council Tax Band - D**
- **EPC Rating - TBC**



Price £395,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Porch

Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to:



Hallway

Stair flight to first floor. Under stairs storage cupboard housing combination boiler providing heating and hot water throughout. Built in storage cupboard. Parquet flooring. Two radiators. Door to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Vinyl flooring. Radiator. Window to side.



Bedroom Four

11'1" x 8'9"

Laminate flooring. Spotlights. Sealed unit double glazed windows to side and front aspect. Door to:

En-Suite Shower Room

Vanity wash hand basin with mixer tap and drawer under. Fitted double length shower cubicle with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Integrated cupboards. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Lounge/Diner

24'1" x 13"

Parquet flooring. Three radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio doors leading to rear garden. Open access to:



Kitchen

10'2" x 9'9"

Fitted with a range of matching fronted units. Granite work surfaces. Inset one and a half stainless sink. Inset four ring electric 'Neff' hob with extractor hood above. Built in double eye level 'Neff' electric ovens. Further selection of matching units both at eye and floor level. Integrated slimline dishwasher. Plumbing for washing machine. Space for American style fridge/freezer. Granite splashback. Tiled flooring. Built in larder cupboard with integral shelving. Radiator. Sealed unit double glazed window to rear offering uninterrupted back water views. Obscured sealed unit double glazed door to side.



Landing

Built in airing cupboard housing radiator. Loft access. Radiator. Featured obscured sealed unit double glazed window to side. Doors to:



Bedroom One

12'9" into dr x 11'8"

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



Bedroom Two

12'8" x 9'7"

Built in wardrobe. Laminate flooring. Radiator. Sealed unit double glazed window to rear with uninterrupted backwater views.



Bedroom Three

8'8" x 8'1"

Fitted wardrobes, cupboards and drawers. Radiator. Sealed unit double glazed window to front.



Bathroom

Modern suite comprises of high level WC. Vanity wash hand basin with storage cupboards and drawers under. Roll top bath with shower attachment. Tiled splashback. Featured patterned vinyl flooring. Wall mounted combination radiator and towel rail. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to rear offering uninterrupted backwater views.



Outside - Rear

Part paved area. Remainder laid to lawn. Two storage sheds to remain. Array of shrubs and bushes. Outside tap. Outside light. Access to front via side gate. Enclosed by panelled fencing and low brick wall offering stunning backwater views.



Outside - Front

Paved low maintained driveway providing off street parking for several vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/06.24

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.

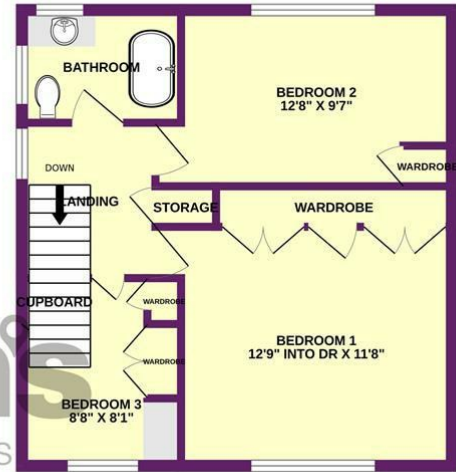
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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.

GROUND FLOOR



1ST FLOOR



HUBBARDS CHASE

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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