



## Columbine Gardens Walton On The Naze, CO14 8NN

Located in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this EXTENDED, THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. The property benefits from a loft room, extended kitchen/diner, ground floor cloakroom and is conveniently positioned within easy reach to bus services and is situated within three quarters of a mile of the Triangle shopping centre, M&S and Aldi's, mainline railway station's, local school's and beautiful local beaches. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three/Four Bedrooms
- Loft Room
- Extended Kitchen/Diner
- Ground Floor Cloakroom
- Utility Room
- Garage & Off Road Parking
- Garden Room
- Sought After Location
- Council Tax Band - C
- EPC Rating - C



**Price £309,995 Freehold**

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## Columbine Gardens, Walton On The Naze, CO14 8NN

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Stair flight to first floor. Laminate flooring. Doors to:



## Lounge

14'9" x 14'4" into bay

Wall mounted electric fire. Radiator. Sealed unit double glazed full length window to front. Sealed unit double glazed bay window to front.



## Study/ Bedroom Four

10'8" x 6'6"

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



## Kitchen/Diner

25'9" x 9" max

Fitted with a range of matching wooden fronted units. Wooden rolled edge work surfaces. Inset double stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Part tiled walls. Vinyl flooring. Under stairs storage cupboard. Spotlights. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



## Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Utility Room

Rolled edge work surface with plumbing for washing machine and tumble dryer under. Fitted wooden eye level storage cupboard. Wall mounted combination boiler providing heating and hot water throughout. Vinyl flooring. Extractor fan. Obscured sealed unit double glazed window to side.

## Landing

Built in storage cupboard. Doors to:



## Bedroom One

12'7" x 11'9"

Range of built in and fitted wardrobes. Built in storage cupboard. Radiator. Sealed unit double glazed windows to front.



## Bedroom Two

10'6" x 9'11"

Built in airing cupboard with small radiator. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

10'6" x 5'6"

Loft access with fitted ladder leading to loft room. Radiator. Sealed unit double glazed window to rear.



### Loft Room

Built in eaves storage cupboards. Radiator. Sealed unit double glazed velux window to side.



### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Radiator. Two obscured sealed unit double glazed windows to side.



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## Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs. Double doors leading to 11'6" x 7'6" garden room. Access to front via side gate. Private access door to garage with power/light connected. Enclosed by panelled fencing.



## Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Beds stocked with flowers and shrubs.



## 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): Yes

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.

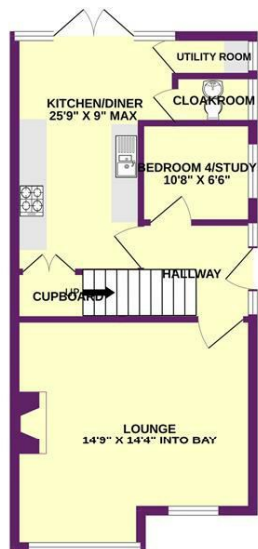
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

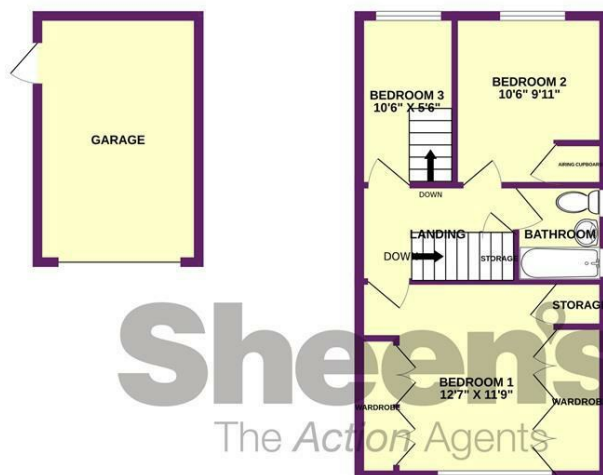




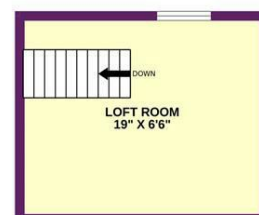
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**  
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