

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



Station Street Walton On The Naze, CO14 8DL

Situated in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this well presented, TWO DOUBLE BEDROOM MID TERRACE HOUSE. The property is being offered with NO ONWARD CHAIN and is conveniently located within five hundred yards of Walton's town centre, mainline railway station with direct links to London Liverpool Street and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large Open Lounge/Diner
- Permit Parking
- Good Sized Rear Garden
- Ideal Investment Opportunity
- Close to Walton Station, Seafront & Town Centre
- Ground Floor Shower Room
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



Price £220,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Lounge/Diner

25'2" x 13'1"

Solid bamboo flooring. Stair flight to first floor. Built in boiler cupboard housing combination boiler providing heating and hot water throughout. Wall mounted gas fire. Two radiators. Sealed unit double glazed bay window to front. Sealed unit double glazed window to rear. Open access to:



Kitchen

9'2" x 6'4"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and half ceramic bowl sink and drainer unit. Inset four ring gas hob. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side. Door to:



Shower Room

9" x 5'11"

Suite comprises of low level WC. Pedestal wash hand basin. Fitted double length shower cubicle with fitted shower screen and shower attachments. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



Landing

Loft access. Doors to:

Bedroom One

13'1" x 10'2"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

13'1" x 11'6" max

Radiator. Sealed unit double glazed window to rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Outside tap. Enclosed by range of panelled and barbed wire fencing.



Outside - Front

Pathway leading to entrance door. Remainder laid to shingle. Enclosed by brick wall and secured iron gate.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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

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.

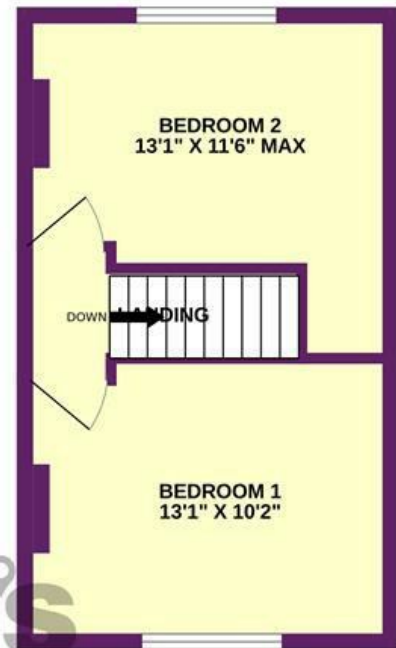
Disclaimer - wide angle lens etc.

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



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STATION STREET

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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