



## Suffolk Street Walton On The Naze, CO14 8AR

\*\*\*IDEAL INVESTMENT\*\*\* Conveniently nestled in the centre of the popular coastal town of Walton-on-the-Naze, offering distant SEA VIEWS, Sheen's Estate Agents have the pleasure in bringing to market this character, TWO BEDROOM SEMI DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is located within 100 yards of Walton's stunning sandy beaches, shopping amenities and within a short stroll of the mainline railway station. It is in the valuer's opinion internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- Distant Sea Views
- Ideal Investment
- Off Road Parking For Small Vehicle
- Ground Floor Bathroom & First Floor Shower Room
- Town Centre Location
- Timber Constructed
- No Onward Chain
- Council Tax Band - B / EPC Rating - E



**Price £199,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Tiled flooring. Obscured sealed unit double glazed window to side. Sealed unit double glazed windows to front. Hardwood door leading to:



### Lounge

15'4" into bay x 11'6"

Brick built fireplace. Wooden flooring. Radiator. Sealed unit double glazed bay window to front with sea views. Door to:



### Hall

Wooden flooring. Stair flight to first floor. Radiator. Door to:





## Kitchen

11'5" x 10'11"

Fitted with a range of cupboard. Range of marble effect and wooden work surfaces. Inset sink. Space for cooker. Fitted extractor hood. Glass display cupboards. Wall mounted boiler providing heating and hot water throughout. Space for fridge/freezer. Vinyl flooring. Window to side. Sealed unit double glazed door to rear. Door to:



## Lobby

Tiled flooring. Built in airing cupboard housing hot water cylinder. Obscured sealed unit double glazed door to side leading to rear garden.

### Bathroom

Low level WC. Wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Landing

Loft access. Wooden flooring. Doors to:



### Bedroom One

11'6" max x 10'11" into bay

Wooden flooring. Radiator. Sealed unit double glazed window to side with sea views. Sealed unit double glazed bay window to front with sea views.





## Bedroom Two

11'6" x 8'4"

Built in wardrobe. Wooden flooring. Radiator. Sealed unit double glazed window to rear.



## Shower Room

Low level WC. Wash hand basin. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Port hole window.



## Outside - Rear

Laid to concrete. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



## Outside - Front

Paved area providing off street parking for one small vehicle.



### 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: Timber Constructed

### JD/08.24

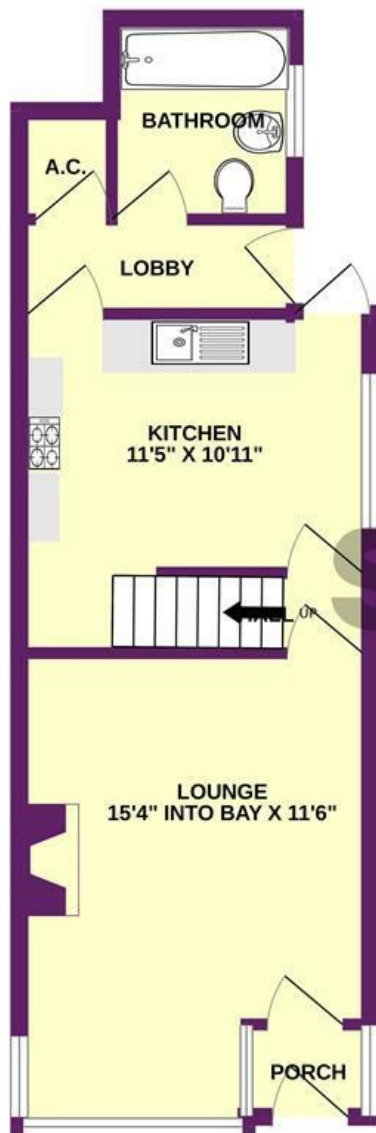
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated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



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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