



Standley Road Walton On The Naze, CO14 8PT

*** RENOVATION PROJECT*** Being offered with NO ONWARD CHAIN and situated in the popular coastal town of Walton-on-the-Naze offering FIRST FLOOR DISTANT SEA VIEWS, Sheens Estate Agents are pleased to bring to market this THREE BEDROOM SEMI-DETACHED HOUSE. The property is in need of a full programme of modernisation and is conveniently located within walking distance of Walton's town centre and a stones throw from the seafront. The property is also within a quarter of a mile of Walton's mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Distant Sea Views From First Floor
- Family Bathroom
- Dining Room
- Courtyard Style Garden
- Potential Off Road Parking S.T.P.P.
- Renovation Project
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



Price £240,000 Freehold

Standley Road, Walton On The Naze, CO14 8PT

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Radiator. Doors to:



Lounge

14'1" into bay x 9'10"

Fire surround and tiled hearth. Radiator. Sealed unit double glazed bay window to front.



Dining Room

13" x 10'7"

Under stairs storage cupboard housing boiler providing heating and hot water throughout. Fire surround and tiled hearth. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



Kitchen

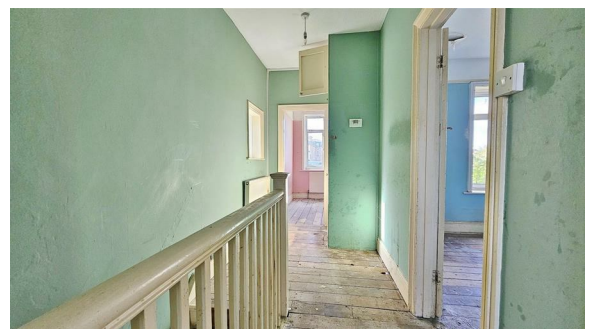
9'1" x 8'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Space for cooker. Further selection of matching units both at eye and floor level. Built in larder cupboard with wooden work surface, cupboard above and obscured sealed unit double glazed window to side. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Landing

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Sealed unit double glazed window to side. Doors to:



Bedroom One

14'6" into bay x 9'10"

Featured fireplace. Radiator. Sealed unit double glazed bay window to front with distant sea views.



Bedroom Two

10'8" x 10'1"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9'1" x 8'10"

Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.



Outside - Rear

Courtyard style garden with an array of overgrown shrubs and bushes. Access to front via side gate.



Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Potential off road parking S.T.P.P.



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

JD/10.24

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
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

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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