



## St. Botolphs Terrace Walton-on-the-Naze, CO14 8DA

Situated in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are delighted to offer for sale this immaculately presented THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property benefits from an en-suite to the main bedroom, spacious living accommodation and is conveniently located within 500 yards of Walton's town centre, seafront, and mainline railway station with direct 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 Double Bedrooms
- 14" x 12'6" Lounge
- 13" x 10'10" Kitchen/Diner
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Gas Central Heating
- Off Road Parking
- Close to Station & Seafront
- Council Tax Band - C
- EPC Rating - B



**Price £285,000 Freehold**

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## St. Botolphs Terrace, Walton-on-the-Naze, CO14 8DA

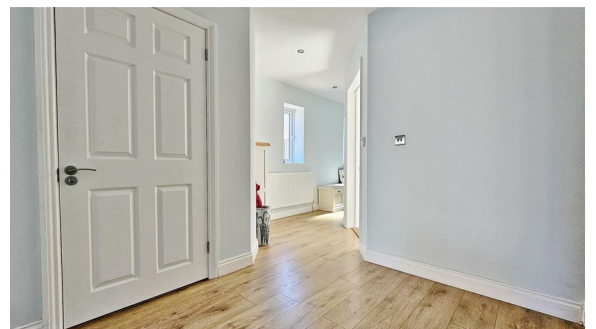
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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Spotlights. Radiator. Two sealed unit double glazed windows to side. Doors to:



## Kitchen/Diner

13" x 10'10"

Fitted with a range of matching white high gloss fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four-ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching high gloss fronted units both at eye and floor. Part tiled walls. Tiled floor. Integrated washing machine. Integrated fridge/freezer. Integrated dishwasher. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Radiator. Sealed unit double glazed window to front.



## Lounge

14" x 12'6"

Laminate flooring. Spotlights. Wall lights. Radiator. Sealed unit double glazed sliding patio doors leading to rear garden.



## Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Tiled splashback. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



## Landing

Loft access. Built in storage cupboard. Radiator. Doors to:



## Master Bedroom

14'1" max x 12'7"

Radiator. Sealed unit double glazed window to rear. Door to:



### En-Suite Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



### Bedroom Two

13" x 7'3"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

10'7" x 7'2"

Radiator. Sealed unit double glazed window to front.

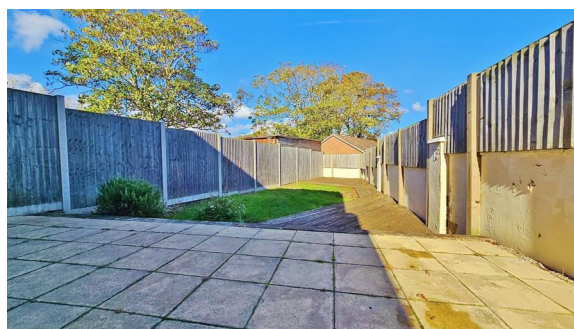
### Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Outside - Rear

Part paved area. Part wood decked area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.



## Outside - Front

Pathway leading to entrance door. Block paved driveway providing off street parking for three vehicles.

## 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/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.

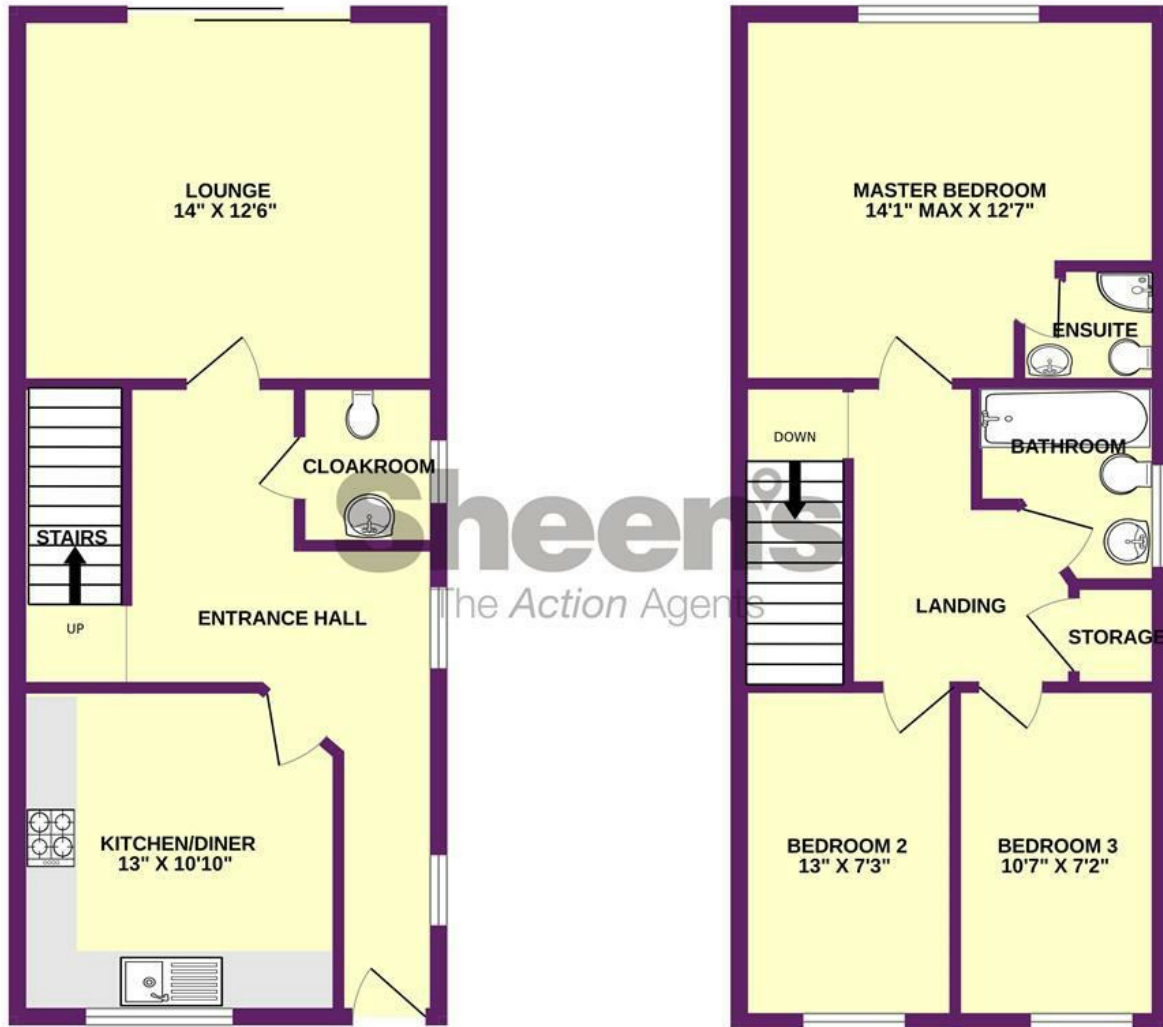
## Disclaimer - wide angle lens etc.

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.

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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

