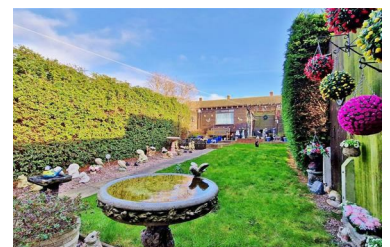




Second Avenue Walton-on-the-Naze, CO14 8JS

*** NO ONWARD CHAIN *** Situated in the popular coastal town of Walton-on-the-Naze, located in a quiet no through road, Sheen's Estate Agents have the pleasure in bringing to market this well presented THREE BEDROOM MID-TERRACED HOUSE. The property is conveniently situated within two hundred yards of Walton's seafront and is within one and half a miles of the town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Sought After Coastal Town
- 200 Yards From Seafront
- 18' x 11'6" Lounge
- L-Shaped Kitchen/Diner
- Shower Room & Separate W/C
- Quiet, No Through Road
- 56' Rear Garden
- No Onward Chain
- EPC Rating C / Council Tax Band - B



Price £239,995 Freehold

Second Avenue, Walton-on-the-Naze, CO14 8JS

Accommodation comprises with approximate room sizes:-

Sealed unit double entrance door giving access to:

Hallway

Stair flight to first floor. Radiator. Doors to:



Lounge

18' x 11'6"

Two radiators. Two sealed unit double glazed windows to front and rear aspect.



Kitchen/Diner

17'10" nar 8'10" x 12' nar 5'7"

Fitted with a range of beech coloured fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Inset five ring gas hob with fitted extractor fan above and built in double oven under. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Space for further freezer. Plumbing for washing machine. Space for tumble dryer. Part tiled walls. Radiator. Sealed unit double glazed window to front and rear aspect. Obscured sealed unit double glazed door giving access to rear.



First Floor Landing

Loft access with pull down ladder. Doors to:



Bedroom One

12'2" x 10'8"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



Bedroom Two

11'6" x 10'7" +dr

Fitted wardrobes with sliding doors. Built in airing cupboard with radiator. Radiator. Sealed unit double glazed window to front.



Bedroom Three

8'6" x 7'2"

Built in storage cupboard housing wall mounted combination boiler. Radiator. Sealed unit double glazed window to rear.



Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.



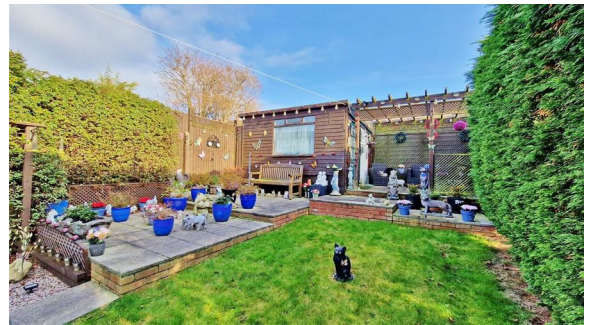
Separate W/C

White suite comprising of low level W/C. Vanity wash hand basin. Fully tiled walls. Obscured sealed unit double glazed window to rear.



Outside - Rear

56' Part patio area. Part shingled area. Part laid to lawn. Further raised patio seating area with pergola. Wood storage room to remain with power and lighting connected. Outside tap. Outside socket. Enclosed by panel fencing. Access to front via gate.



Outside - Front

Well presented being part shingled with an array of shrubs and bushes. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/12.24

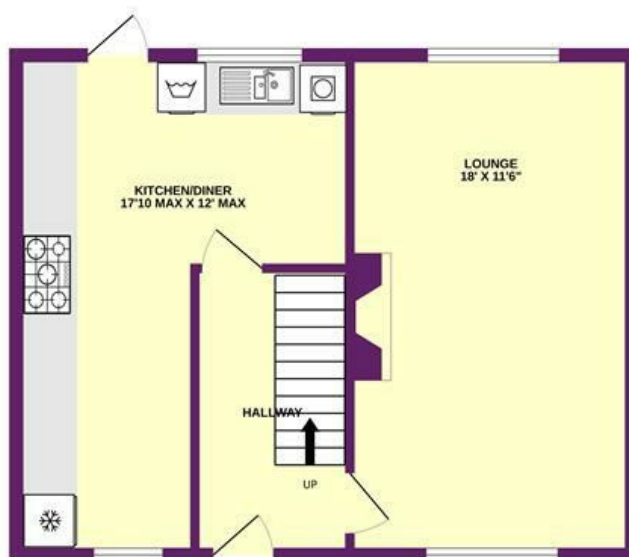
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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.

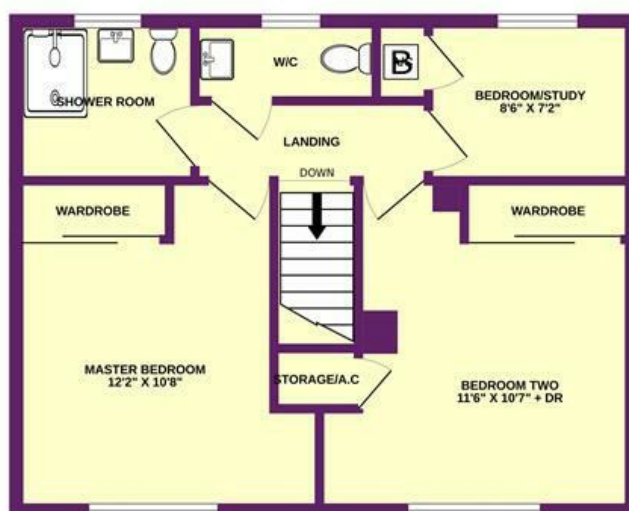


GROUND FLOOR



1ST FLOOR

Sheen's
The Action Agents



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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