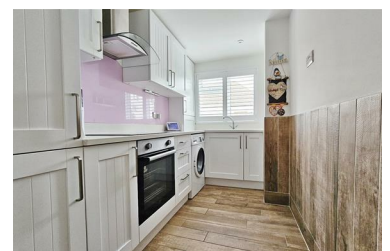




## Hall Lane Walton On The Naze, CO14 8HN

Situated in a non estate position, in the coastal town of Walton-on-the-naze having undergone a full programme of modernisation by the current owner, Sheen's Estate Agents are delighted in bringing to market this STUNNING, TWO DOUBLE BEDROOM MID-TERRACE HOUSE. The property offers two reception rooms, en-suite bathroom and is renovated throughout to a high specification. The property is also conveniently located within three hundred yards of Walton's seafront and is within three quarters of a mile of Walton's town centre within shopping amenities and 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.

- Two Double Bedrooms
- En-Suite Bathroom
- Stunning Throughout
- Courtyard Style Garden
- Two Reception Rooms
- Close to Amenities
- Close to Seafront
- Non-Estate Position
- Council Tax Band - B
- EPC Rating - E



**Price £260,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

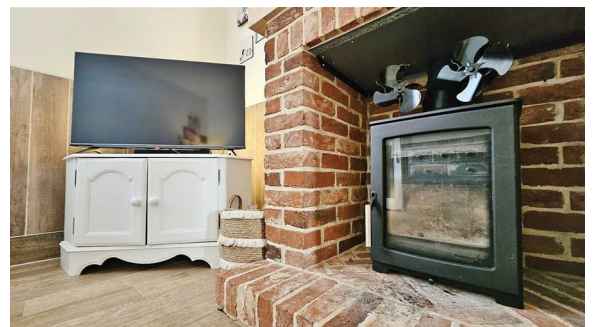
### Porch

Porcelain tiled flooring. Spotlight. Hardwood door leading to:

### Lounge

12' x 11'10"

Brick fireplace with inset log burner. Porcelain tiled flooring. Part porcelain tiled walls. Radiator. Sealed unit double glazed sash style window with fitted shutters to front. Door to:



### Hall

Porcelain tiled flooring. Built in storage cupboard. Under stairs storage cupboard. Open access to:

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## Dining Room

11' x 11'10"

Stair flight to first floor. Porcelain tiled flooring. Part porcelain tiled walls. Radiator. Sealed unit double glazed door leading to rear garden. Open access to:



## Kitchen

11' x 5'10"

Fitted with a range of matching fronted units. Quartz work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Quartz splashback. Porcelain tiled flooring. Part porcelain tiled walls. Spotlights. Sealed unit double glazed window with fitted shutters to rear.



## Landing

Laminate flooring. Doors to:

### Bedroom One

12' x 11'10"

Built in wardrobe with loft access. Laminate flooring. Radiator. Sealed unit double glazed window with fitted shutters to front.



### Bedroom Two

11' x 11'10"

Feature fireplace. Fitted wardrobes. Radiator. Sealed unit window with fitted shutters to rear. Door to:



### En-Suite Bathroom

8' x 5'8"

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Built in storage cupboard with integral shelving. Part tiled and part panelled walls. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

Courtyard style garden partly laid to block paving. Remainder laid to astroturf. Bin storage to remain. Outside tap. Gate to rear allowing access leading to shingled area. Enclosed by brick wall and panelled fencing.



### Outside - Front

Brick wall with iron gate leading to block paved pathway approaching entrance door. Remainder laid to shingle.

### 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): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

### JD 0325

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

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## Hall Lane, Walton On The Naze, CO14 8HN

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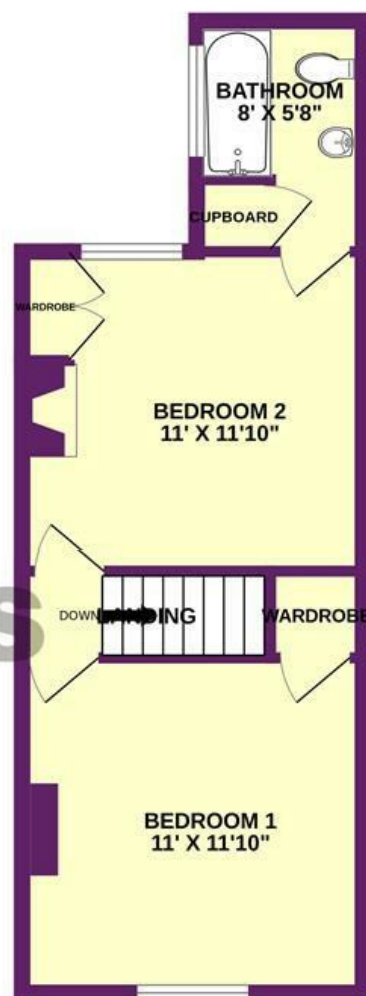
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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**  
The Action Agents