



Hall Lane Walton-on-the Naze, CO14 8HZ

Situated in a non estate position, in the coastal town of Walton-on-the-naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this THREE BEDROOM MID-TERRACE HOUSE. The property offers two reception rooms, distant backwater views and is well presented throughout. 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.

- Three Bedrooms
- Close to Seafront
- Close to Amenities
- No Onward Chain
- Non-Estate Position
- Garage
- Distant Backwater Views
- Low Maintenance Rear Garden
- Council Tax Band - B
- EPC - TBC



Price £260,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Entrance Hall

Radiator. Starflight to first floor. Opening to kitchen. Door leading to:



Lounge

Sealed unit double glazed bay window to front. Fireplace with electric fire under. Opening to:



Dining room

Radiator. Sealed unit double glazed window to rear aspect. Sealed unit double glazed sliding patio door to garden. Door leading to:



Kitchen

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Radiator. Tiled splashback. Sealed unit double glazed window to conservatory. Obscured sealed unit double glazed door leading to:



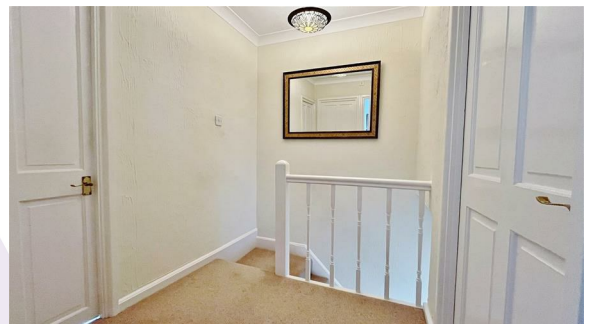
Conservatory

Fitted with a range of matching fronted units both eye and floor level. Granite effect rolled edge work surface. Plumbing for automatic washing machine. Tiled flooring. Sealed unit double glazed window to rear and side aspect. Sealed unit double glazed door leading to garden.



Landing

Doors to:



Master Bedroom

Radiator. Fitted wardrobes. Sealed unit double glazed window to front with distant back water views.



Bedroom Two

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

Fitted wardrobes. Built in storage cupboard housing combination boiler proving heating and hot water throughout. Sealed unit double glazed window to front with distant back water views.



Bathroom

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Enclosed panelled bath with wall mounted shower attachment. Tiled walls. Radiator. Spotlights. Obscured sealed unit double glazed window to rear.



Outside - Rear

Low maintenance paved garden. Array of shrubs and flowers. Private access door to garage. Enclosed by panelled fencing.



Outside - Front

Hard standing low maintenance area with the potential for off street parking. Retaining gate and fencing.



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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/03.25

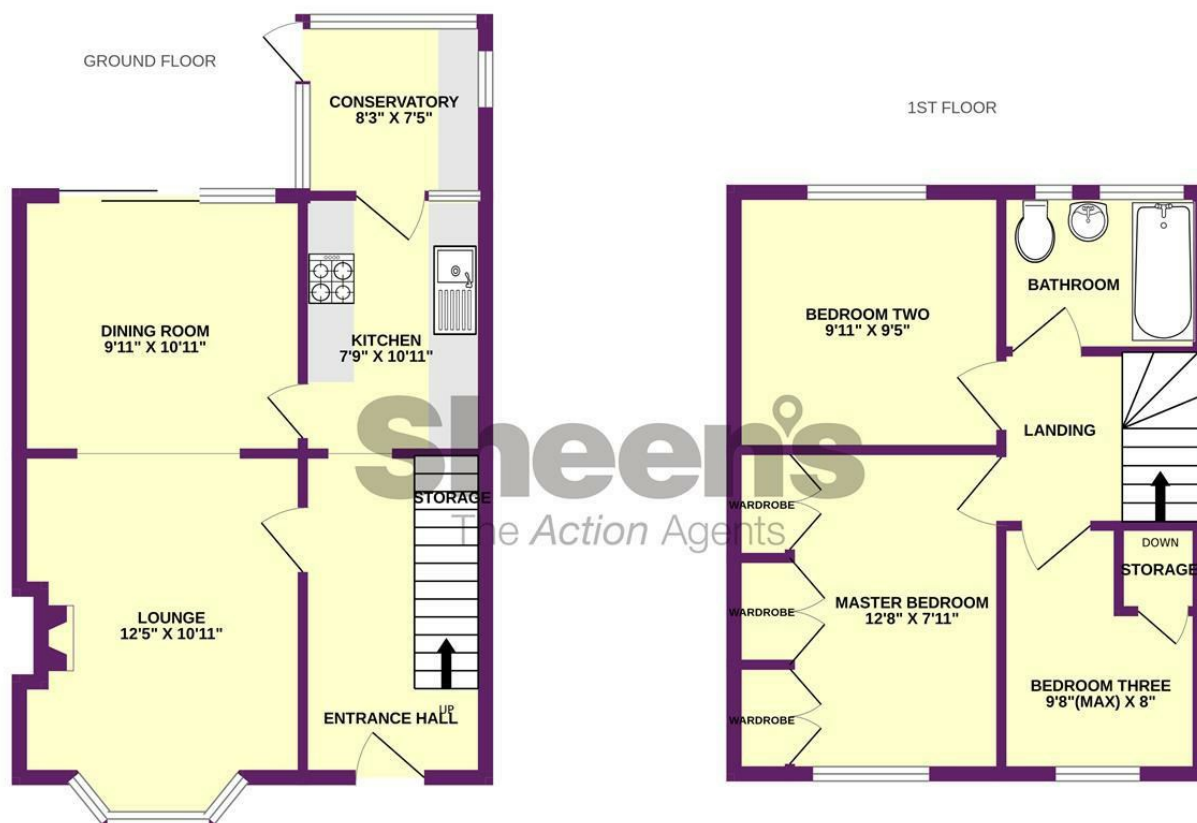
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

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.





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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