



## Eagle Avenue Walton-on-the-Naze, CO14 8PU

Situated in a sought after position in the popular coastal town of Walton-on-the-naze, Sheen's Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from being MINUTES FROM THE SEAFRONT AND TOWN CENTRE. The property also provides off road parking, a large south facing rear garden, a well presented open-plan kitchen/Diner, TWO CONSERVATORIES and is within a quarter of a mile from Walton's mainline railway station. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Large South Facing Garden
- Open-Plan Kitchen/Diner
- Downstairs Cloakroom
- Two Conservatories
- Off Street Parking
- Fully Double Glazed
- Close to Seafront
- EPC Rating - D
- Council Tax Band - B



**Price £290,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:-

### Hallway

Wood effect laminate flooring. Stair-flight to first floor with storage space under. Radiator. Doors to:-



### Lounge

14'1" x 11'6"

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed patio doors to:-



### Conservatory

9'5" x 8'4"

Wood effect vinyl flooring. Sealed unit double glazed windows to side and rear access. Sealed unit double glazed patio doors giving access to garden.



## Kitchen/Diner

14'1" x 11'6"

Fitted with a range of matching fronted units . Rolled edge work surfaces. Inset one and a half stainless steel bowl sink and drainer unit. Inset four ring electric hob with electric oven under and extractor fan above. Further selection of matching fronted units at both eye and floor level. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Two radiators. Sealed unit double glazed windows to front and rear and side. Obscured sealed unit double glazed door to:-



## Second Conservatory

9'5" x 8'4"

Wood effect vinyl flooring. Sealed unit double glazed windows to side and rear access. Sealed unit double glazed patio doors giving access to garden.



## Cloakroom

White suite comprises of low level w/c. Vanity hand wash basin. Fully tiled walls. Wood effect vinyl flooring. Obscured sealed unit double glazed window to rear.



## Landing

Loft access. Doors to:-

## Master Bedroom

14" x 11'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to rear.



## Bedroom Two

13'5" x 11"

Radiator. Sealed unit double glazed window to front.



## Bedroom Three

9'3" x 7'9"

Radiator. Sealed unit double glazed window to rear.



### Family Bathrom

White suite comprises of low level W/C. Pedestal hand wash basin. Panelled bath with shower attachment. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, shrubs and bushes. South facing. Shed to remain. Enclosed by panelled fencing.



## Outside - Front

Hard standing area providing ample off street parking.



## 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/04.25

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.

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

1ST FLOOR



EAGLE AVENUE

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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