



## Church Road Walton On The Naze, CO14 8DE

\*\*\* IDEAL INVESTMENT \*\*\* Situated in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this modern THREE BEDROOM MID-TERRACE HOUSE. The property is being sold with NO ONWARD CHAIN and benefits from a newly installed kitchen & bathroom, two reception rooms and a secluded rear garden to make your own. Church Road is conveniently located within five hundred yards of Walton's town centre, mainline railway station with direct links to London Liverpool Street and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Two Reception Rooms
- Secluded Rear Garden
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Close to Seafront, Station & Amenities
- Ideal Investment
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



**Price £240,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

### Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Doors to:

### Lounge

12'4" into bay x 11'3"

Inset log burner. Radiator. Sealed unit double glazed bay window to front.

### Kitchen/Diner

16'9" max x 12'3"

Fitted with a range of matching fronted units. Wooden worksurfaces. Inset stainless bowl sink and drainer unit. Space for cooker. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Built in storage cupboard with wall mounted boiler providing heating and hot water throughout and storage space. Radiator. Sealed unit double glazed window to rear. Sealed unit 'French' style doors leading to rear garden.

### Landing

Loft access. Doors to:

### Bedroom One

13'2" into bay x 11'

Feature fireplace. Radiator. Sealed unit double glazed bay window to front.

### Bedroom Two

12'3" x 9'8"

Built in wardrobe. Built in airing cupboard housing hot water cylinder. Feature fireplace. Radiator. Sealed unit double glazed window to rear.

### Bedroom Three

7'6" x 5'9"

Radiator. Sealed unit double glazed window to front.

### Bathroom

Modern suite comprises low level WC. Pedestal wash hand basin. Enclosed panelled bath. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

### Outside - Rear

Part paved area. Remainder laid to lawn. Gate leading to rear access. Enclosed by panelled fencing.

### Outside - Front

Front garden laid to paving with pathway leading to entrance door. Enclosed by brick wall and iron gate.

---

### 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):

Non-Standard Property Features To Note: None

### JD/4.25

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.

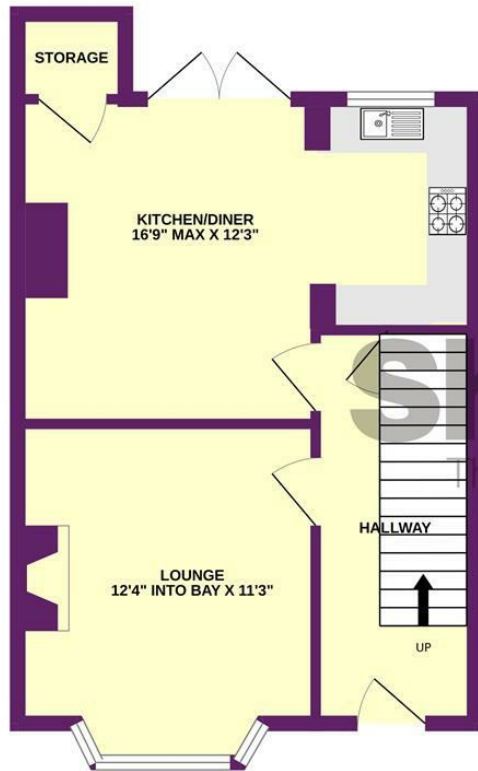
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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.

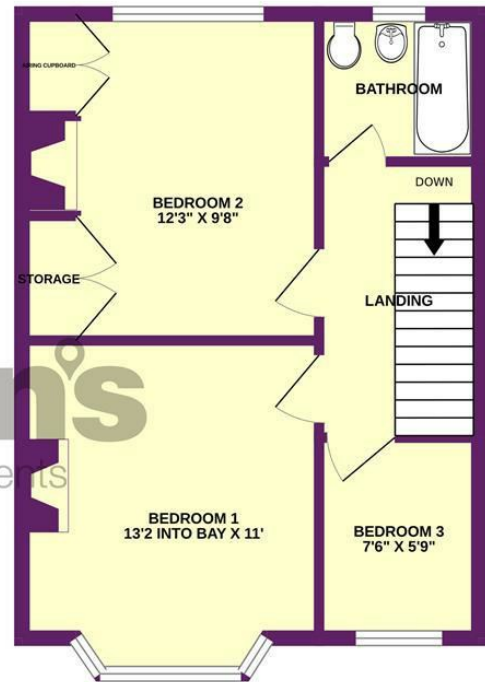




GROUND FLOOR



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.  
Made with Metropix ©2025

## Selling properties... not promises

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

**Sheen's**  
The Action Agents