



## Gouldings Avenue Walton-on-the-Naze, CO14 8QL

Situated on the outskirts of the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from being offered with NO ONWARD CHAIN, and is conveniently located in a non-estate position within half a mile of Walton's town centre, mainline railway station and seafront and within two miles of Frinton's town centre. An early internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 24'4" x 12'1" max Lounge/Diner
- 10'5" x 10" Kitchen
- 9" x 8'9" Conservatory
- Ground Floor Cloakroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- Garage & Parking
- No Onward Chain
- EPC Rating C/ Council Tax Band - C

**Price £270,000 Freehold**





Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:-

### Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Built in storage cupboard. Radiator. Door to:-



### Cloakroom

Suite comprises low level w/c. Wash hand basin. Part tiled walls. Wall mounted boiler providing heat and hot water throughout. Obscured sealed unit double glazed window to side.



### Kitchen

10'5" x 10'

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Further selection of matching units at both eye and floor level. Part tiled walls. Under stairs cupboard. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side. Open access to:-



### Lounge/Diner

24'4" x 13'1" max

Feature gas fire. Wall lighting. Two radiators. Two sealed unit double glazed windows to front. Sealed unit double glazed sliding patio door to:-



### Conservatory

9' x 8'9"

Obscured sealed unit double glazed window to side. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed french doors to side leading to rear garden.



### Landing

Built in airing cupboard housing hot water cylinder. Loft access. Doors to:-



### Bedroom 1

13'3" max x 12'1"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



### Bedroom 2

13'2" max x 9'10"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

9'1" max x 8'2"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



### Bathroom Room

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to side.





### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with array of flowers, shrubs and bushes. Two storage sheds to remain. Outside tap. Private access door to garage. Enclosed by panelled fencing.



### Outside - Front

Part paved area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Hardstanding concrete area providing off street parking leading to garage with an up and over door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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/05.25

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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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

