



Saville Street Walton On The Naze, CO14 8PN

Situated in the popular coastal town of Walton-on-the-Naze, Sheens Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM END OF TERRACE HOUSE. The property benefits from a courtyard style garden, two reception rooms, two bathrooms and off road parking. Saville Street is conveniently located within three hundred metres of Walton's town centre and Seafront and within a quarter of a mile of Walton's 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 Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Courtyard Style Garden
- Well Presented Throughout
- Off Road Parking
- Close to Amenities & Seafront
- Walton-on-the-Naze
- Council Tax Band - B
- EPC Rating - C

Price £240,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hall

Stair flight to first floor. Doors to:

Lounge

14'1" x 12'6"

Radiator. Sealed unit double glazed bay window to front.



Dining Room

12'5" x 11'2"

Under stairs storage cupboard. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:



Kitchen

11'5" x 5'6"

Fitted with a range of matching white high gloss fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Cooker to remain. Further selection of matching units both at eye and floor level. Vinyl flooring. Spotlights. Sealed unit double glazed window to side. Open access to:



Utility

5'6" x 4'2"

Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring. Obscured sealed unit double glazed window to side. Door to:



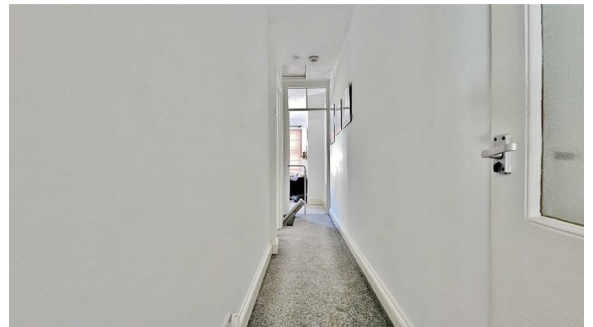
Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed window to side.



Landing

Loft access. Doors to:



Bedroom One

13' x 12'5"

Radiator. Sealed unit double glazed windows to front.



Bedroom Two

11'2" x 9'4"

Fitted wardrobe. Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to side.



Outside - Rear

Majority laid to astroturf. Remainder paved. Raised beds with flowers. Raised decking area providing ideal seating area. Shed to remain. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking.

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: No

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.

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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