



## Nazecliff Gardens Walton On The Naze, CO14 8LN

Situated in the popular coastal town of Walton-on-the-Naze, in a non estate position, Sheen's Estate Agents are pleased to offer for sale this MODERN THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from an en-suite to master bedroom, two reception rooms, ground floor cloakroom and is being offered with NO ONWARD CHAIN. Nazecliff Gardens is conveniently located within one hundred and fifty metres of the seafront and approximately one mile from Walton's town centre and mainline railway station with links to London Liverpool Street. Frinton-on-sea is located approximately three and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Kitchen/Diner
- Two Reception Room
- First Floor Distant Backwater Views
- Car Port & Garage Providing Ample Off Street Parking
- No Onward Chain
- Council Tax Band - D
- EPC Rating - C



**Price £290,000 Freehold**



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## Nazecliff Gardens, Walton On The Naze, CO14 8LN

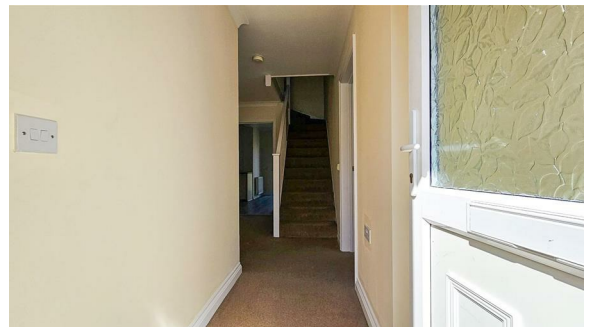
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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to first floor. Radiator. Doors to:



### Cloakroom

Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.



### Study

11'5" x 8'6"

Radiator. Sealed unit double glazed window to front.



### Lounge

16'4" x 10'3"

Radiator. Sealed unit double glazed windows to side and front. Sealed unit double glazed 'French' style doors leading to:



### Kitchen/Diner

16'11" x 13'3" both max

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Wall mounted combination boiler providing heating and hot water throughout. Under stairs storage cupboard. Part tiled walls. Laminate flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



### Landing

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





## Master Bedroom

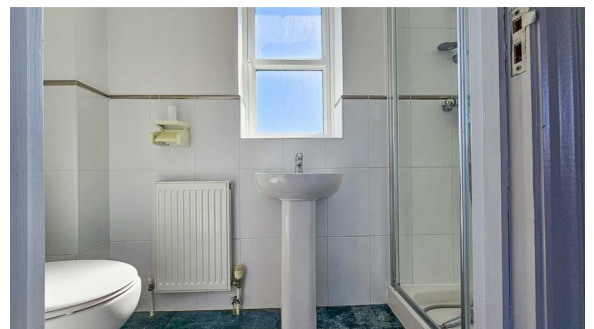
12'11" x 10'3"

Radiator. Sealed unit double glazed window to rear with distant backwater views. Door to:



## En-Suite

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with tri-folding door and wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



## Bedroom Two

9'8" x 9'1"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

8'11" x 7'2"

Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled. Part tiled walls. Tiled effect vinyl flooring. Extractor fan. Radiator. Sealed unit double glazed velux window to rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Array of shrubs and bushes. Private access door to garage. Outside light. Access to front via side gate. Enclosed by panelled fencing and brick walls.



### Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Under cover brick constructed carport providing additional parking laid to concrete. Paved pathway leading to entrance door. Remainder beds laid with shrubs. Outside light.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

### JD 0625

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

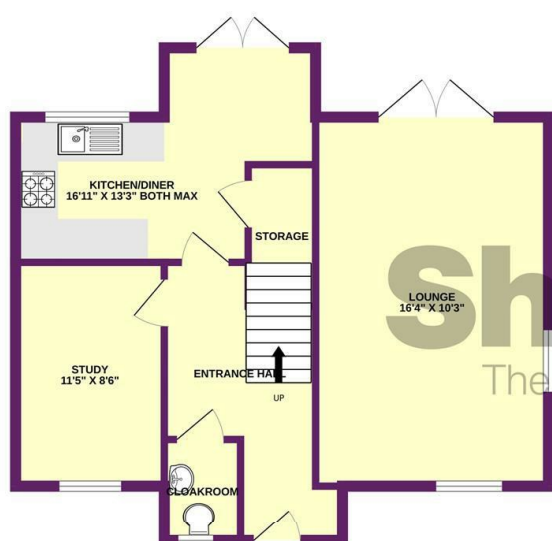
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

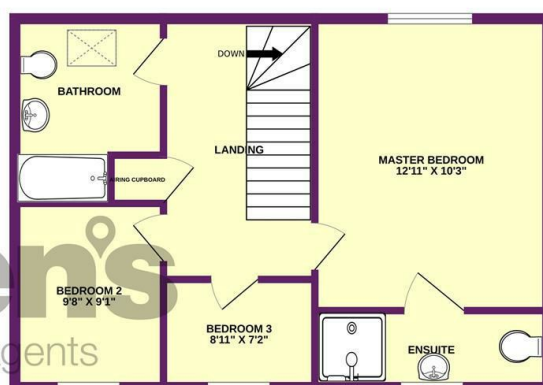
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GROUND FLOOR



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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**Sheen's**  
The Action Agents

