



## Agar Road Walton-on-the-Naze, CO14 8DJ

\*\*\* GUIDE PRICE £215,000 - £220,000 \*\*\* Situated just off the seafront, Sheen's Estate Agents have the pleasure in offering for sale this well presented THREE DOUBLE BEDROOM END TERRACE HOUSE. The property is being offered with NO ONWARD CHAIN and is conveniently located in the popular coastal town of Walton-on-the-Naze, within 100 metres of the seafront and a short stroll from shopping amenities and mainline railway station with links to London Liverpool Street. An early viewing is strongly advised to avoid disappointment.

- Three Double Bedrooms
- Ground Floor Bathroom
- Two Reception Rooms
- Close to Seafront, Town Centre & Station
- Ideal Holiday Home
- Boiler Installed 4 Years Ago
- No Onward Chain
- Council Tax Band - A
- EPC Rating - D



**Guide Price £215,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double door leading to:

### Hallway

Stair flight to first floor. Wood effect vinyl flooring. Doors to:



### Dining Room

12'1" x 9'10"

Built in storage cupboard. Wood effect vinyl flooring. Vertical radiator. Sealed unit double glazed window to rear. Open access to:



## Lounge

12'2" x 10'10"

Multi fuel log burner. Wood effect vinyl flooring. Radiator. Sealed unit double glazed bay window to front.



## Kitchen

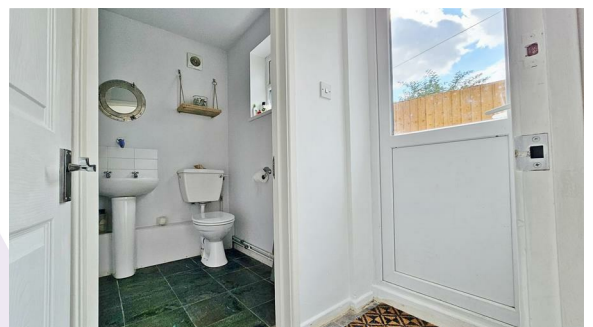
11'7" x 8'

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine and tumble dryer. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side.



## Inner Hall

Built in storage cupboard housing combination boiler. Tiled flooring. Sealed unit double glazed door to side leading to rear garden. Door to:



## Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Vertical radiator. Extractor fan. Obscured sealed unit double glazed window to side



## Landing

Loft access. Doors to:



## Bedroom One

16'5" x 10'

Radiator. Sealed unit double glazed windows to front.



## Bedroom Two

11'8" x 8'3"

Radiator. Sealed unit double glazed window to rear.

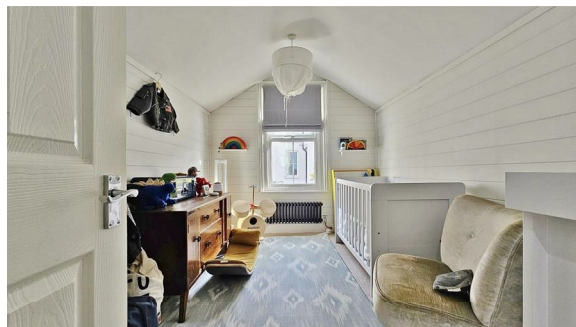




### Bedroom Three

9'11" x 9'2"

Radiator. Sealed unit double glazed window to rear.



### Outside - Rear

Paved area with rear gate access. Enclosed by panelled fencing.



### Outside - Front

Shingled bed with hardstanding concrete pathway leading to entrance door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: A - £1477.89

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

### JD 0825

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).

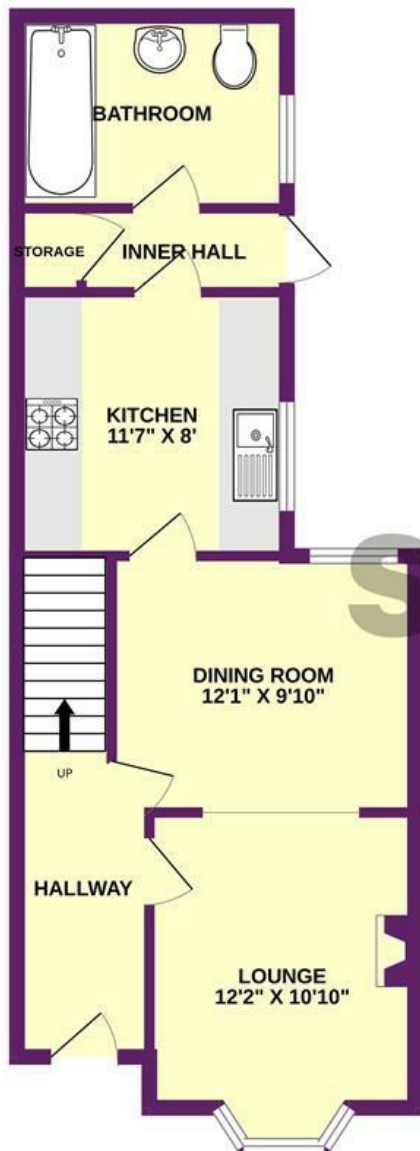
### Particular Disclaimer

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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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

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

**Sheen's**  
The Action Agents