



## North Street Walton-on-the-Naze, CO14 8PH

Being offered with NO ONWARD CHAIN and located in the popular coastal town of Walton-on-the-Naze, is this modern ONE BEDROOM MID-TERRACE HOUSE. The property is perfectly located in the heart of Walton and is within 20 meters of the town centre, 100 meters of the seafront and within quarter of a mile of the mainline railway station. The property boasts a separate lounge, 13'8" kitchen/diner, private rear garden and one bedroom with an en-suite shower room to the first floor. The property would make an ideal first time purchase, holiday home or a buy-to-let investment and it is in the valuers opinion an early viewing is strongly recommended.

- 11'9" x 8' Bedroom
- Modern En-Suite Shower Room
- Kitchen/Diner 13'8" x 11'9"
- Modern Fitted Kitchen
- 11'6" x 11'2" Lounge
- Ideal First Time Buy or Buy To Let
- Central Location
- Sought After Coastal Town
- No Onward Chain
- EPC Rating C

Price £155,000 Freehold



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:-

### Lounge

11'6" x 11'2"

Radiator. Storage cupboard housing gas and electric meters. Sealed unit double glazed Georgian style window to front with fitted blind. Door to:-



## Kitchen/Diner

13'8" x 11'9"

Fitted with a range of modern matching fronted handle less units with integrated. Square edge wood effect worksurfaces with upstands. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Tiled flooring. Fitted shelving. Radiator. Sealed unit double glazed French doors giving access to rear. Stair flight leading to first floor.



## First Floor Landing

Steps leading to:-



### Bedroom

11'9" x 8' + door recess

Radiator. Sealed unit double glazed Georgian style window to front with fitted blind. Door to:-



### En-Suite Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated shower. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.



### Outside - Rear

18' approx

Part patio area. Mainly laid to lawn.

### Alternate Front View



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1477.89 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### **JAF/11.25**

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.

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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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