



Victoria Road Walton-on-the-Naze, CO14 8BU

Offered with No Onward Chain in the popular seaside town of Walton-on-the-Naze is this TWO DOUBLE BEDROOM, TWO RECEPTION ROOM END-TERRACED HOUSE. Walton-on-the-Naze railway station is positioned around 150 metres away with the Beach and Pier within 300 metres. An early viewing is advised to appreciate the original features and potential on offer.

- Two Double Bedrooms
- Two Reception Rooms
- 14'1 max Conservatory
- Ground Floor W.C.
- First Floor Shower Room
- Gas Central Heating (n/t)
- Approx 45' Rear Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC



Offers In Excess Of £190,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage space. Radiator. Doors to Lounge & Kitchen.



LOUNGE

12'10 into bay x 10'11

Picture rail. Radiator. Double glazed bay window to front.



KITCHEN

10'11 x 5'

Fitted with a range of white grove panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring gas hob with inset electric oven below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Tiled flooring. Tiled splash backs. Radiator. Under counter fridge space. Double glazed window and door to Conservatory. Open access to Dining room.



DINING ROOM

10'11 x 9'7 max

Radiator. Picture rail. Double glazed window to conservatory.



CONSERVATORY

14'1 max nar 9'8 x 8'2

Double glazed windows to sides and rear. Vaulted poly-carbonate roof. Tiled flooring Double glazed double doors to rear garden. Door to Storage cupboard. Door to Ground Floor Cloakroom.



GROUND FLOOR CLOAKROOM

Fitted with a white suite. Comprises low level W.C. Small internal window to conservatory Tiled flooring.



FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

14'9" nar 11' x 10'

Feature cast iron fireplace with decorative tiled hearth. Radiator. Built in storage cupboard. Double glazed window to front.



ALTERNATE VIEW OF BEDROOM ONE



BEDROOM TWO

11'11 x 9'2 max

Feature cast iron fireplace with decorative tiled hearth. Radiator. Double glazed window to rear.



SHOWER ROOM

8'10 x 5'2

Fitted with a three piece white suite, Comprises shower cubicle. Pedestal wash hand basin. Low level W.C. Part tiled walls. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Small front garden enclosed by wall and pedestrian wooden gate.



OUTSIDE - REAR

Approx 45' rear garden. Mainly laid to lawn with array of flower and shrub borders. Paved patio area. Timber storage shed. Enclosed by panel fencing. Gate to rear pedestrian pathway leading to Victoria Road & Station Street.



ALTERNATE VIEW OF GARDEN



WALTON SEA FRONT

Walton Sea Front is located within 300 metres.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Gas

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JAF 1023

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 between £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.

Particular Disclaimer

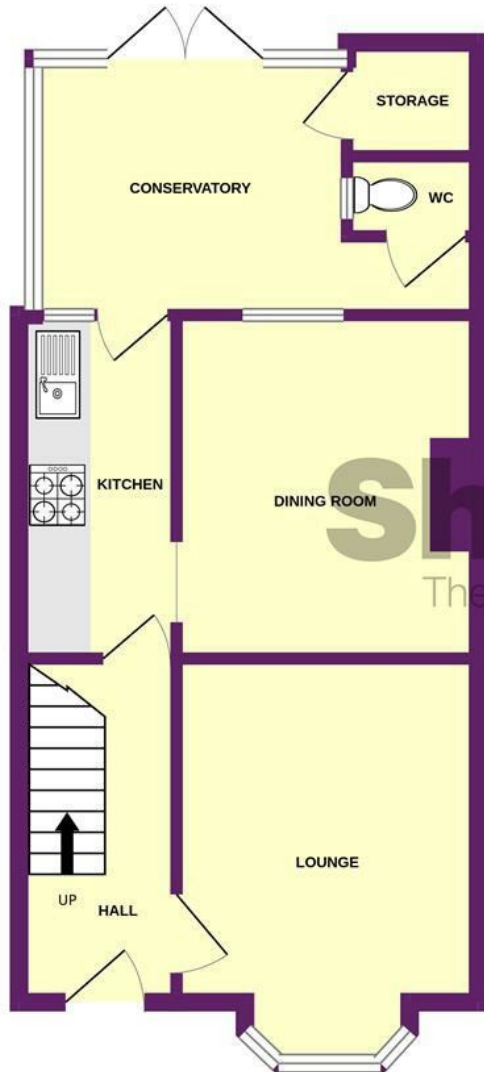
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

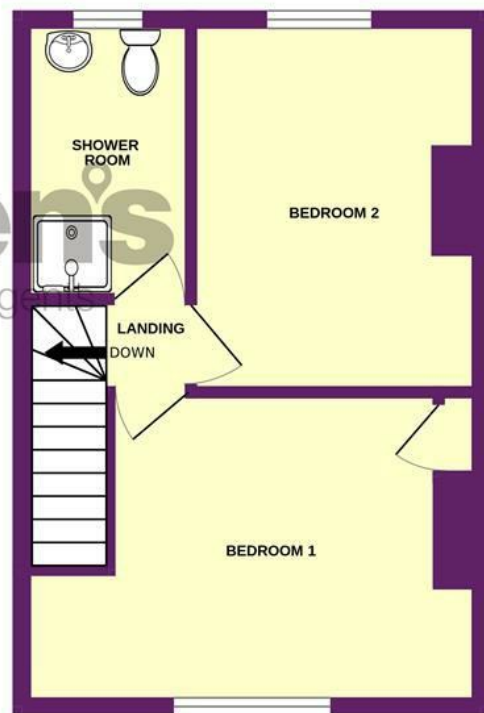
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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.
Made with Metropix ©2023

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