



## Ashes Close Walton-on-the-Naze, CO14 8TZ

Situated in a quiet street on the popular Frinton Homelands development, Sheen's Estate Agents have the pleasure in bringing to market this well presented NO ONWARD CHAIN, THREE BEDROOM DETACHED HOUSE. The property benefits from a ground floor cloakroom, 15' lounge, WEST FACING secluded rear garden and garage with ample off road parking. The property is also conveniently located within half a mile of shopping amenities at the Triangle shopping centre and is within one and a half miles of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- Detached Family Home
- No Onward Chain
- Downstairs Cloakroom
- Newly Double Glazed & New Gas Central Heating
- Secluded West Facing Garden
- Garage & Off Street Parking
- Close to Shops & Amenities
- Popular 'Frinton Homelands' Estate
- Council Tax Band - D/ EPC Rating - D



**Price £375,000 Freehold**

The accommodation comprises approximate room sizes:

Hardwood entrance door with two obscured sealed unit double glazed windows either side leading to:-

### Entrance Hall

Radiator. Built in storage cupboard. Stair-flight to first floor. Doors to:-



### Cloakroom

Suite comprises of low level w/c. Vanity had wash basin. Fully tiled walls. Obscured sealed unit double glazed window to side.



### Lounge

15'10" x 11'2"

Two radiators. Feature electric fire place. Electric remote controlled blind. Large sealed unit double glazed bay window to front. Obscured sealed unit single glazed sliding doors to:-



### Dining Room

11'11" x 10'5"

Radiators. Two electric remote controlled blinds. Sealed unit double glazed window to side. Sealed unit double glazed sliding door to garden. Sealed unit single glazed door to:-



### Kitchen

10'10" x 10'4"

Fitted in a range of matching fronted units. Tiled square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Washing machine, tumble dryer, cooker and Fridge Freezer to remain. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to garden.



### Landing

Sealed unit double glazed window to side. Built in storage cupboard. Loft access via loft hatch. Doors to:-



### Master Bedroom

16'2" x 12'3"

Two built in wardrobes. Two radiators. Two sealed unit double glazed windows to front.



### Bedroom Two

11'11" x 10'5"

Two built in wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

10'11" x 10'5"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to front.



### Outside - Rear

Part paved patio area. Remainder laid to lawn. Borders well stocked with shrubs and bushes. Wooden storage shed to remain. Private door to garage. Access to front via side gate. Enclosed by wooden panelled fencing. Secluded. West facing.



### Garage

10' x 19'2"

Up and over door. Power and lighting connected. Wall mounted combination boiler providing hot water and heating throughout.



### Outside - Front

Hardstanding area providing off street parking leading to garage. Remainder laid to lawn. Pathway leading to entrance door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2,316.58 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

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### DH/04.26

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).

### Disclaimer

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.

### Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Transfer dated 21 September 1982. These include rights for the passage of services such as water, gas, electricity, and sewerage, as well as rights of entry for maintenance of the adjoining estate. Additionally, there are specific provisions regarding rights to light and air and easements for electricity cables. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.





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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