



## Alfred Terrace Walton On The Naze, CO14 8PB

Centrally located in the heart of the popular coastal seaside town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this character, TWO DOUBLE BEDROOM MID-TERRACE HOUSE. The property is located a short stroll away from the stunning sandy beaches, shopping amenities and the mainline railway station.

- Two Double Bedrooms
- Two Reception Rooms
- Central Location In Coastal Town
- Ground Floor Shower Room
- First Floor Bathroom
- Secluded Courtyard Rear Garden
- Ideal Investment
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



**Price £140,000 Freehold**

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## Alfred Terrace, Walton On The Naze, CO14 8PB

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The accommodation comprises approximate room sizes:

Hardwood entrance door with obscured glazed panel leading to:

### Lounge

12'01 x 11'09

Cast iron fireplace. Single glazed window to front. Radiator. Door to:



### Hallway

Stair flight to first floor. Door to:

### Dining Room

14'05 max x 8'08

Single glazed window to rear. Radiator. Under stairs storage cupboard. Door to:





## Kitchen

10'00 x 7'00

Single glazed window to side. Part glazed wooden door to garden. Rolled edge work surface with inset stainless steel sink and drainer unit. Further selection of matching units at both eye and floor level. Space for fridge/freezer and cooker. Plumbing for washing machine. Door to:



## Ground Floor Shower Room

Two wooden single glazed windows. Heated towel rail. Low level W/C. Pedestal wash hand basin. Independent shower cubicle with wall mounted shower.



## First Floor Landing

Doors to:

### Bedroom One

14'09 max x 12'00

Double glazed UPVC window to rear. Radiator. Loft access. Built in wardrobe. Door to:



### Bedroom Two

14'02 max x 12'00

Double glazed UPVC bay window to front. Cast iron fireplace. Radiator.



## Bathroom

Wooden single glazed window. Low level W/C. Pedestal wash hand basin. Panelled bath. Storage cupboard housing wall mounted boiler.



## Outside Rear

Courtyard style garden. Enclosed by brick wall with gate giving access to the rear.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1724.21 Per Annum

Any Additional Property Charges: None

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: Timber Framed

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## TAL 02.26

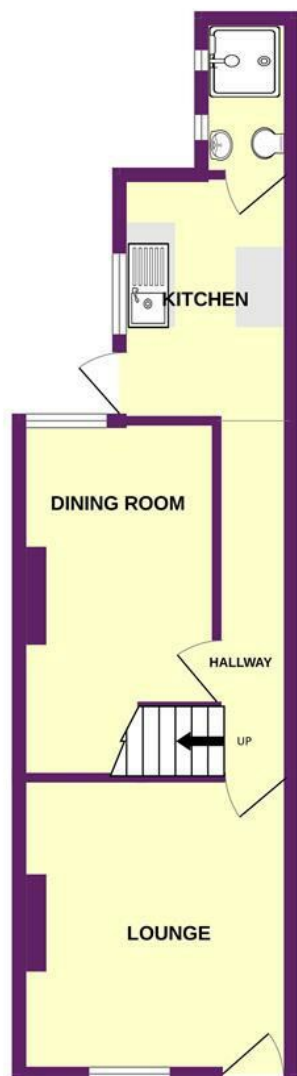
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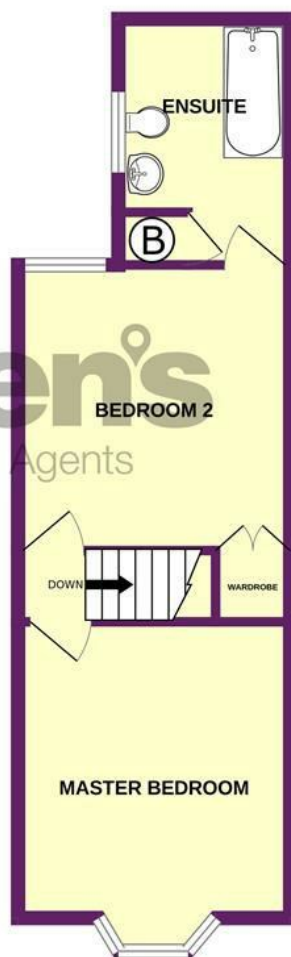
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR



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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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