



00 Ashes Close, Walton On The Naze, CO14 8TZ

Offers in excess of £330,000

OFFERED WITH NO ONWARD CHAIN - DETACHED HOME

This delightful detached home is tucked away and offers the perfect blend of seaside living and everyday convenience.

Inside you'll find well-proportioned accommodation throughout, with a welcoming entrance hall, bright lounge featuring a bay window, and a practical kitchen/diner. Upstairs offers three bedrooms and a family bathroom.

The property benefits from an attached garage with up-and-over door, plus off-road parking to the front via a wide driveway. There's also a well-maintained front garden, enclosed by mature hedging for privacy. Side access leads to the rear garden.

Ashes Close is perfectly placed for everything Walton-on-the-Naze has to offer: Seafront & Leisure: Just minutes from Walton Pier, the beach, and the Naze Nature Reserve
Shops & Schools: Local shops, cafes, primary and secondary schools all within easy reach
Transport: Walton-on-the-Naze railway station provides direct links to Colchester and beyond. Regular bus services and easy access to the A120/A133 for wider travel



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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