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Sheen's
The *Action* Agents

Walton Road
Walton-on-the-Naze, CO14 8LZ

Situated in a NON-ESTATE position on the outskirts of the popular coastal town of Walton-on-the-Naze, is this well presented TWO BEDROOM SEMI-DETACHED. The property is being offered with NO ONWARD CHAIN and boasts a 12' modern fitted kitchen, 14'9" lounge leading onto a 10'4" conservatory which over looks a south facing rear garden. There is a large lean-to/utility room off the kitchen and ample off street parking to the front. Located within 1 mile of Walton town centre, mainline railway and seafront an early viewing is strongly recommended.

- Two Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Well Presented Throughout
- South Facing Rear Garden
- Non-Estate Position
- Popular Coastal Location
- No Onward Chain
- Ample Off Street Parking
- EPC Rating C/ Council Tax Band C

Price £255,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door with obscured glazed side panel leading to:-

Hallway

Loft access with pull down ladder. Built in storage cupboard housing wall mounted Worcester combination boiler. Wood laminate flooring. Radiator. Doors to all rooms. Door to:-

Kitchen

12' x 8'10"

Fitted with a range of modern matching fronted units. Wood effect rolled edge worksurfaces. Inset ceramic bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level oven. Plumbing for washing machine and dishwasher. Glass display cupboards. Built in larder with obscured sealed unit double glazed window to side. Wine rack. Part tiled walls. Wood effect laminate flooring. Vertical panel radiator. Sealed unit double glazed window to front. Obscured sealed unit double glazed door giving access to:-

Lean To

17'6" x 7'

Plastic corrugated roof. Obscured sealed unit double glazed Georgian style windows to side and front. Two obscured sealed unit double glazed windows to rear. Sealed unit double glazed window giving access to rear. Obscured Georgian style sealed unit double glazed door giving access to front.

Bedroom 1

12'5" x 10'1"

Radiator. Sealed unit double glazed window to rear.

Bedroom 2

11'2" x 8'7"

Exposed wood flooring. Radiator. Sealed unit double glazed window to front.

Shower Room

Modern white suite comprises vanity wash hand basin with storage drawers under. Fitted double length shower cubicle with integrated shower controls and fitted glass shower screen. Heated towel rail. Obscured sealed unit double glazed window to side.

Separate W/C

White low level w/c. Wood effect flooring. Obscured sealed unit double glaze window to side.

Lounge

14'9" x 11'10"

Fireplace with electric fire under. Wood effect laminate flooring. Two panel radiators. Two windows to conservatory. Sealed unit double glazed French style doors to:-

Conservatory

10'4" x 9'1"

Part brick base. Glass roof. Wood laminate flooring. Radiator. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed door giving access to rear.

Outside - Rear

South facing. Part wood decked seating area. Part laid to lawn. Shingled beds with array of bushes. Metal constructed storage shed to remain. Outside light. Outside tap. Wooden storage shed to remain. Enclosed by panelled fencing.

Outside - Front

'Unique' hardstanding pressed concrete driveway providing ample off street parking. Shingled beds. Steps leading to entrance door. Outside light.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C - £2059.18

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.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

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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