



Naze Park Road Walton-on-the-Naze, CO14 8JN

Situated in a non-estate position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this **THREE BEDROOM SEMI-DETACHED HOUSE**. The property offers two reception rooms, ground floor shower room, en-suite bathroom & a secluded rear garden. Naze Park Road is located perfectly for ease of access to the seafront which is within 250 metres and the town centre with its array of local shopping amenities and the mainline railway station are within one mile of the property.

- **Three Bedrooms**
- **Two Reception Rooms**
- **En-Suite Bathroom**
- **Extended Dining Room**
- **Ground Floor Shower Room**
- **Non-Estate Position**
- **Close to Amenities**
- **Ideal Investment**
- **Council Tax Band - B**
- **EPC Rating - D**

Price £254,800 Freehold



The accommodation comprises approximate room sizes:

Sealed unit double glazed door leading to:

Porch

Wall light. Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Radiator. Door to:



Bedroom Three

14'5" x 9'8"

Fitted wardrobes. Fitted bay cupboard unit. Radiator. Sealed unit double glazed bay window to front.



Lounge

14'2" x 11'8"

Under stairs storage cupboard. Marble fire surround with inset electric fire. Radiator. Sealed unit double glazed windows to side. Open access to:



Kitchen

14'2" x 8'

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Cooker to remain. Further selection of matching units. Part tiled walls. Vinyl flooring. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for washing machines. Glass display cupboards. Sealed unit double window to side. Open access to:



Dining Room

13'6" max x 12'

Fitted work surface with cupboards under. Plumbing for dishwasher. Space for fridge/freezers. Vinyl flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed double doors leading to rear garden. Door to:



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with wall mounted shower attachments. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.



Landing

Loft access. Sealed unit double glazed window to side. Doors to:

Bedroom One

14'2" x 11'8"

Built in wardrobe. Fitted wardrobe. Radiator. Sealed unit double glazed window to rear. Door to:



Bathroom

White suite comprises of low level WC. Vanity wash hand basin with cupboard under. Corner bath with fitted shower screen and wall mounted shower attachment. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.



Bedroom Two

14'2" x 11'7"

Radiator. Sealed unit double glazed windows to front.



Outside - Rear

Part paved and shingled areas. Remainder laid to astroturf. Beds stocked with flowers and shrubs. Outside light. Access to front via side gate.



Outside - Front

Block paved pathway leading to entrance door. Remainder laid to paving.

Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B - £1801.78

Any Additional Property Charges: None

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: None

AML Regulations -

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.

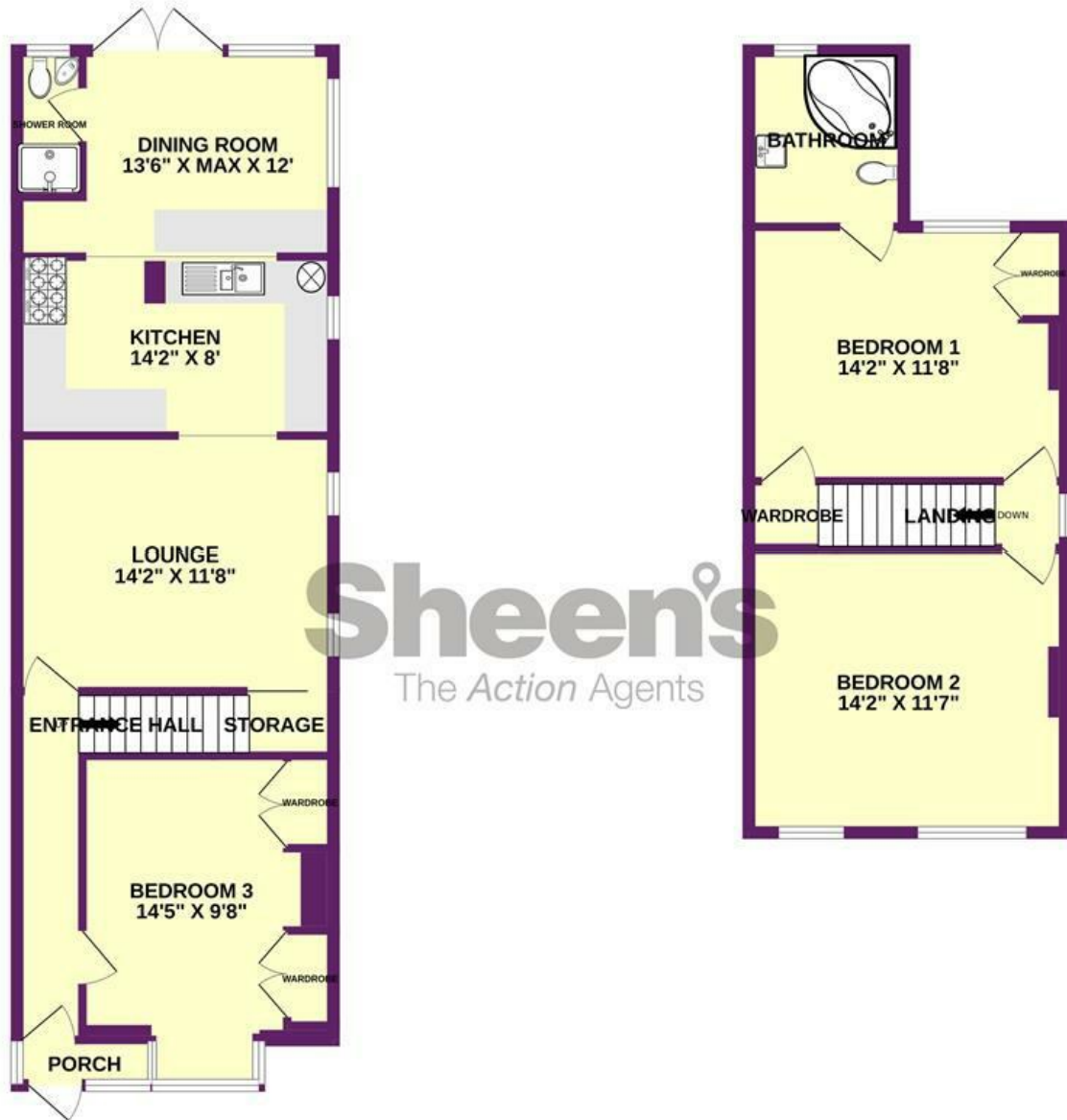
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



GROUND FLOOR

1ST FLOOR



Sheen's
The Action Agents

NAZE PARK ROAD

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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