



## Kirby Road Walton On The Naze, CO14 8QP

Nestled on Kirby Road in the charming coastal town of Walton-on-the-Naze, Sheen's are pleased to offer for sale this delightful TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom adds a touch of luxury to your daily routine. Offering off-street parking, providing a convenient place for your vehicle, with its location being particularly appealing, as it is situated close to local shops, the train station, and the beautiful seafront, allowing for easy access to all the amenities and attractions that Walton-on-the-Naze has to offer.

- Two Double Bedrooms
- 20' Lounge
- 13' Modern Fitted Kitchen/Diner
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Council Tax Band B
- EPC Rating C



**Price £275,000 Freehold**

The accommodation comprises approximate room sizes:

### Kitchen

13'1" x 12'1" max

Modern fitted kitchen comprises square edge worksurfaces with inset single drainer sink unit. Inset four ring electric hob with oven under. Integrated washing machine, dishwasher and fridge/freezer (all appliances not tested). Selection of matching shaker style units at both eye and floor level. Wall mounted boiler concealed in cupboard (not tested). Radiator. Two double glazed windows to front. Double glazed window to side. Door to:-



## Lounge

20'6" max x 10'2"

Radiator. Stair flight to first floor. Double glazed patio doors leading to garden. Door to:-



## Cloakroom

Low level w/c. Vanity wash hand basin with cupboard under. Half tiled walls. Radiator. Double glazed window to side.



## First Floor Landing

Loft access. Doors to all rooms. Door to:-



## Bedroom One

13'6" x 9'9"

Double glazed window to front with fitted shutters. Radiator.



## Bedroom Two

12'3" x 10'2"

Double glazed window to rear with fitted shutters. Radiator.



## Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Independent shower cubicle with wall mounted shower (not tested) Fully tiled walls. Heated towel rail. Double glazed window to side.



### Outside - Rear

Low maintenance rear garden being laid to artificial lawn. Enclosed by panelled fencing. Patio area. Shrub borders. Timber storage shed. Access to front via side gate. Further gate leading to shingled area with allocated parking space, along with visitor parking space.



### Outside - Front

Laid to artificial lawn with central pathway. Enclosed by hedging. Access to rear via side gate.

### 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:

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:

### LE/03.26

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).

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

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

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GROUND FLOOR

1ST 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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## Selling properties... not promises

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**Sheen's**  
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