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Sheen's
The *Action* Agents

Greville Close
Walton-on-the-Naze, CO14 8HR

CLOSE TO SEAFRONT Being offered with NO ONWARD CHAIN and situated in a quiet cul-de-sac location close to the seafront, Sheens Estate Agents are delighted to bring to market this well-proportioned THREE/FOUR BEDROOM FAMILY HOME. The property offers spacious and versatile accommodation, making it ideal for families or those seeking a coastal lifestyle. The property features a generous lounge providing an excellent living and entertaining space, along with a separate dining room which offers flexibility and could easily be used as a fourth bedroom, home office, or additional reception room. The kitchen is well positioned with access to the garden. Upstairs, there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a private south-facing garden, perfect for enjoying sunny days and outdoor dining. Conveniently located within easy reach of the seafront, local amenities, and transport links, this property presents a fantastic opportunity to acquire a spacious home in a popular coastal location.

- Three/Four Bedrooms
- Semi-Detached Family Home
- No Onward Chain
- Stunning South Facing Graden
- Close to Seafront
- 21' Lounge
- Close to Shops & Amenities
- Cul-de-Sac Position
- EPC Rating - C
- Council Tax Band - C

Price £300,000 Freehold

The accommodation comprises approximate room sizes:

Entrance Hall

Wood effect laminate flooring. Doors to:-

Cloakroom

Suite comprises of low level w/c. Vanity wash hand basin with storage cupboard under. Radiator. Part tiled walls. Wood effect laminate flooring. Extractor fan.

Dining Room/Bedroom Four

15’11” x 8’4”

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to side. Large sealed unit double glazed window to front. Door to:-

Kitchen

6’10” x 11’5”

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset glazed ceramic one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven and grill. Further selection of matching fronted units both eye and floor level. Space for fridge/freezer. Vinyl tiled flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to garden.

Lounge

20’11" x 13'

Wood effect laminate flooring. Two radiators. Large sealed unit double glazed window to front. Doors to:

Conservatory

13’2” x 7’3”

Wood effect laminate flooring. Sealed unit double glazed windows to front and side. Sealed unit double glazed door to garden.

Landing

Loft access with pull down ladder. Radiator. Sealed unit double glazed window to side. Doors to:-

Bedroom One

13’6" x 9’11"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear offering partial sea views. Built in wardrobeS with mirror fronted sliding door to:-

Shower Cubicle

Fitted shower cubicle with wall mounted shower attachment. Part tiled walls.

Bedroom Two

13’3” x 8’11”

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

Bedroom Three

11’6” x 7’9"

Radiator. Sealed unit double glazed window to front.

Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Built in airing cupboard housing hot water cylinder. Radiator. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to rear.

Outside - Rear

South facing. Part paved patio area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Shed to remain. Door to utility room with plumbing for washing machine and space for tumble dryer. Private access door to garage. Wooden gate to front. Enclosed by panelled fencing.

Outside - Front

Concrete pathway to front door. Remainder laid to lawn. Hard standing area providing off street parking leading to detached garage.

Material Information - Freehold Property

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

Any Additional Property Charges: N/A

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: N/A

DH/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.

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.

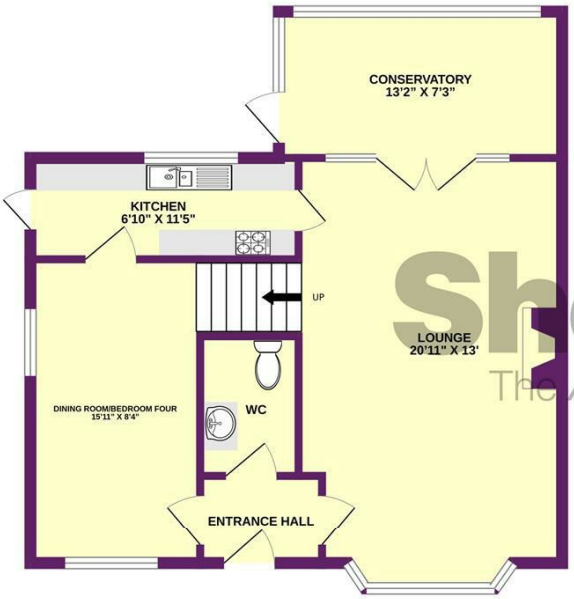
Agents Note

The property has spray foam insulation.

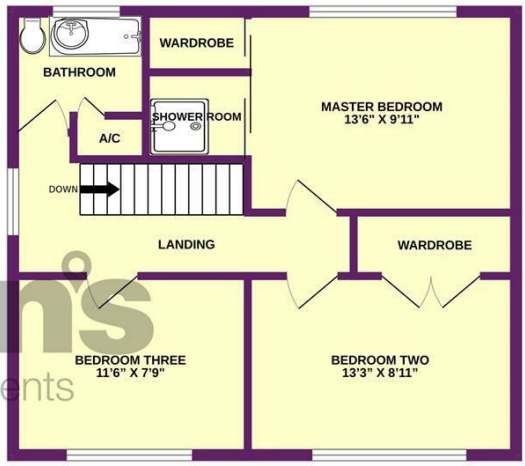
Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants contained within Conveyances and Transfers dated between 1922 and 1975, including restrictions relating to residential use, building position and maintenance obligations, and is subject to rights granted and reserved within a Transfer dated 25 July 1975. Purchasers are advised to seek confirmation of the full details from their legal representative.

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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