



Second Avenue Walton-on-the Naze, CO14 8JS

Sheen's Estate Agents are proud to offer for sale this beautifully presented EXTENDED TWO BEDROOM END TERRACE HOME. The property has been stunningly extended and looked after by the current vendors and a viewing is highly recommended to appreciate the condition and accommodation on offer. Walton's seafront is located with 250 meters with Walton's train station located 1.2 miles away.

- Two Bedrooms
- Ensuite Bathroom
- 18' x 11'7 Lounge
- 19'1 Modern Kitchen
- 23' Dining Room
- Modern Shower Room
- Double Glazed Windows
- Off Street Parking
- Council Tax Band: B
- EPC Rating TBC



Offers In Excess Of £250,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

KITCHEN

19' x 12'

Wonderfully presented modern fitted kitchen comprising: Oak work surfaces with plumbing and space for range oven, washing machine and fridge freezer. Island with matching Oak work surfaces with inset single drainer sink unit. Selection of white high gloss units at eye and floor level. Integrated dishwasher (not tested). Designer radiator. Stair flight to first floor. Under stairs storage cupboard. Double glazed window to side and front with fitted shutters. Open access dining room. Door to lounge.



LOUNGE

18' x 11'7"

Double glazed window to front with fitted shutters. Designer radiator. Log burner (not tested). Double folding doors to:



DINING ROOM

23'1 x 23'1

Double bi-folding doors leading to garden with fitted shutters.
Two designer radiators. Open access to Kitchen.



FIRST FLOOR LANDING

Double glazed window to rear. Storage cupboard housing wall mounted gas boiler (not tested). Doors to:

BEDROOM ONE

11'7 max x 10'8

Double glazed window to front with fitted shutters. Radiator.
Fitted wardrobes. Door to:



ENSUITE BATHROOM

Modern fitted white bathroom suite. Comprises low level WC. Vanity hand basin with cupboards and drawers under. 'Back to wall' Freestanding style bath with mixer taps and shower attachment. Fully tiled walls. Double glazed window to rear with fitted shutters.



BEDROOM TWO

12'2 x 8'10

Double glazed window to front with fitted shutters. Integrated storage cupboard. Radiator.



SHOWER ROOM

Fully tiled shower room with independent shower cubicle. Low level WC. Pedestal wash basin. Double glazed window to rear with fitted shutters.



OUTSIDE REAR

Westerly facing garden measuring approx. 50'. Commencing with paved patio and hardstanding area. Remainder being laid to lawn and enclosed by panel fencing. Side gate giving access to front.



OUTSIDE FRONT

Block paved driveway providing off street parking. Remainder being laid to lawn.

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/02.26

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 upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

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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