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Sheen's
The *Action* Agents

# Arthur Ransome Way
## Walton-on-the-Naze, CO14 8FB

Located on the sought after 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this well presented presented TWO BEDROOM END-TERRACE HOUSE. The property benefits from and open planned ground floor providing an excellent entertaining space. It's conveniently located a stones throw away from Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 21'3 Open Planned Kitchen/Lounge
- Ground Floor Cloakroom
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Carport and Driveway
- No Onward Chain
- Council Tax Band C
- EPC Rating B

## Price £240,000 Freehold

## Accommodation comprises -

The accommodation comprises approximate room sizes:

## Entrance Hallway

Double built in storage cupboard housing wall mounted gas boiler. Door to Cloakroom. Open access to Kitchen/Lounge.

## Cloakroom

Modern white suite comprises Low level WC. Pedestal wash hand basin with tiled splash back. Radiator. Double glazed window to front.

## Open Planned Kitchen/Lounge

21'3 x 13'1

Kitchen Area: Modern fitted white high gloss units. Laminated work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring gas hob with extractor over and oven under. Integrated slimline dishwasher, washing machine and fridge freezer. All appliances not tested. Further selection of matching units at eye and floor level with under unit lighting. Storage cupboard. Stairs to first floor. Breakfast Bar. Open access to:

## Lounge Area

Double glazed window to rear. Double glazed doors leading to garden. Radiator.

## First Floor

## Landing

Radiator. Doors to:

## Bedroom One

13'1 x 9'11

Double glazed window to rear. Radiator.

## Bedroom Two

Double glazed window to front. Radiator. Built in storage cupboard. Loft access.

## Bathroom

White suite. Comprises low level WC. Pedestal wash hand basin with tiled splash backs. Panel bath with wall mounted shower over. Art tiled walls. Radiator.

## Outside Rear

Commencing with paved patio area. Raised decking area to rear. Remainder laid to artificial lawn. Enclosed by panel fencing. Outside tap. Access to front via side gate.

## Outside Front

Carport providing covered parking with the driveway extending to the front providing further off street parking. Small shingled front garden.

## Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: The property has an annual service charge of around £220pa - The vendor is confirming the exact amount.

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:

## 1026

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.

## Particular Disclaimer -

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.

## Agents Note - Restrictive Covenants on Title

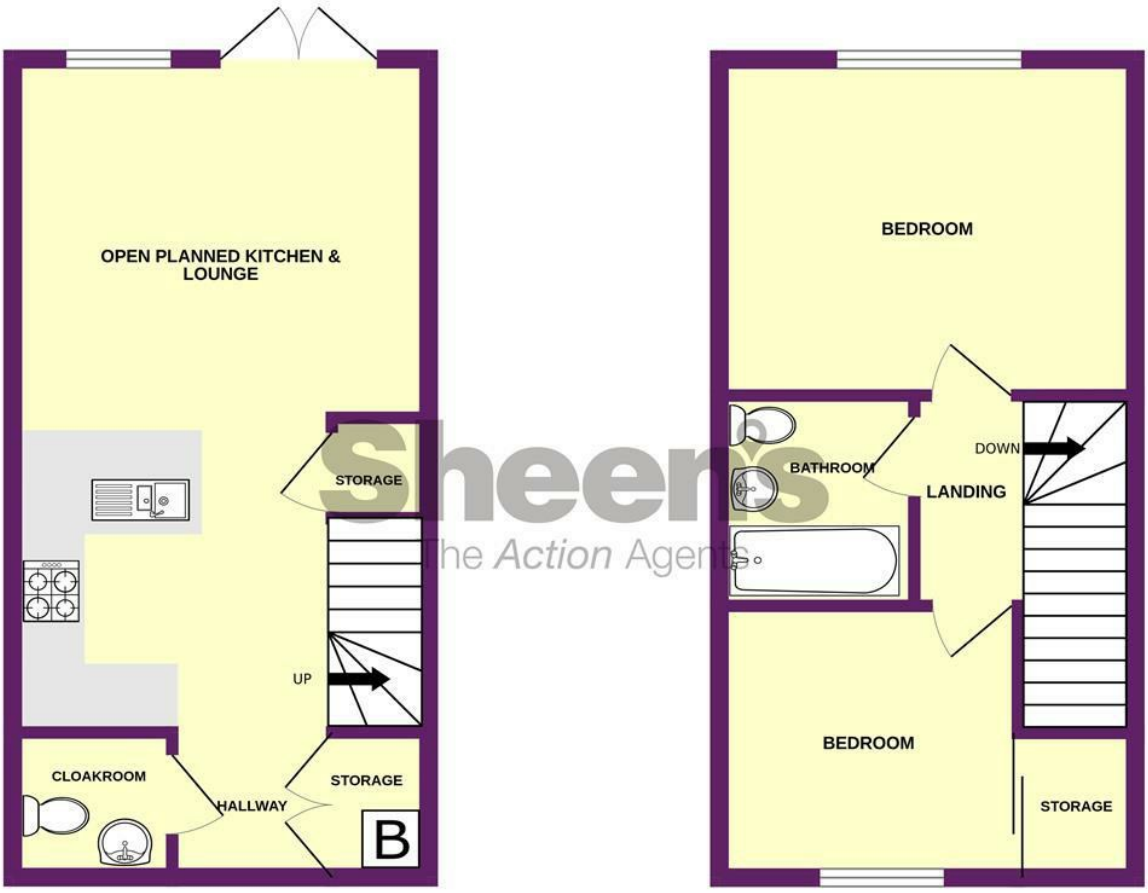
Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

## Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.




TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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