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Sheen's
The *Action* Agents



Winfield Terrace

Walton-on-the-Naze, CO14 8HD

Situated in the popular coastal town of Walton-on-the-Naze and located in a non-estate position, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM TERRACE HOUSE. The property is conveniently situated within three hundred yards of Walton's sea front and approximately three quarters of a mile from Walton's town centre and mainline railway station.

- Two Bedrooms
- 15' Lounge
- 15' Kitchen/Diner
- Ground Floor Cloakroom
- Gas Central Heating
- Shower Room
- Rear Garden
- Off Street Parking
- Council Tax Band B
- EPC Rating TBC







Price £220,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to:

Entrance Hall

Radiator. Doors to:

Ground Floor Cloakroom

Comprising Low level WC. Vanity corner hand wash basin with cupboards under. Radiator. Tiled walls. Double glazed window to side.



Lounge

15' x 12'

Double glazed window to front. Radiator. Stairs to first floor. Two bi-folding doors to:







Kitchen/Diner

15' x 11'

Laminated work surfaces with inset double bowl single drainer corner sink. Inset 4 ring gas hob. Integrated oven. Built in fridge freezer. Built in washing machine and slimline dishwasher. All appliances not tested. Selection of matching units at eye and floor level. Radiator. Double glazed window to rear. Double glazed sliding doors to garden.







First Floor Landing

Storage cupboard. Doors to;

Bedroom One

11'6 x 11'2

Double glazed window to front. Radiator. Storage cupboard housing wall mounted gas boiler (not tested).



Bedroom Two

10'2 x 7'9

Double glazed window to rear. Radiator.



Shower Room

Suite comprises of Low level WC. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower. Tiled walls. Radiator. Double glazed window to rear.



Outside Rear

approx 60'

Measuring approx. 60'. Central block paved pathway leading to rear of garden. Timber storage shed. Remainder laid to lawn. Gate giving access to rear where there is potential further parking or potential space for garage subject to planning.





Outside Front

Block paved driveway providing off street parking for two cars.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1801.78 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:

LE0726

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 -

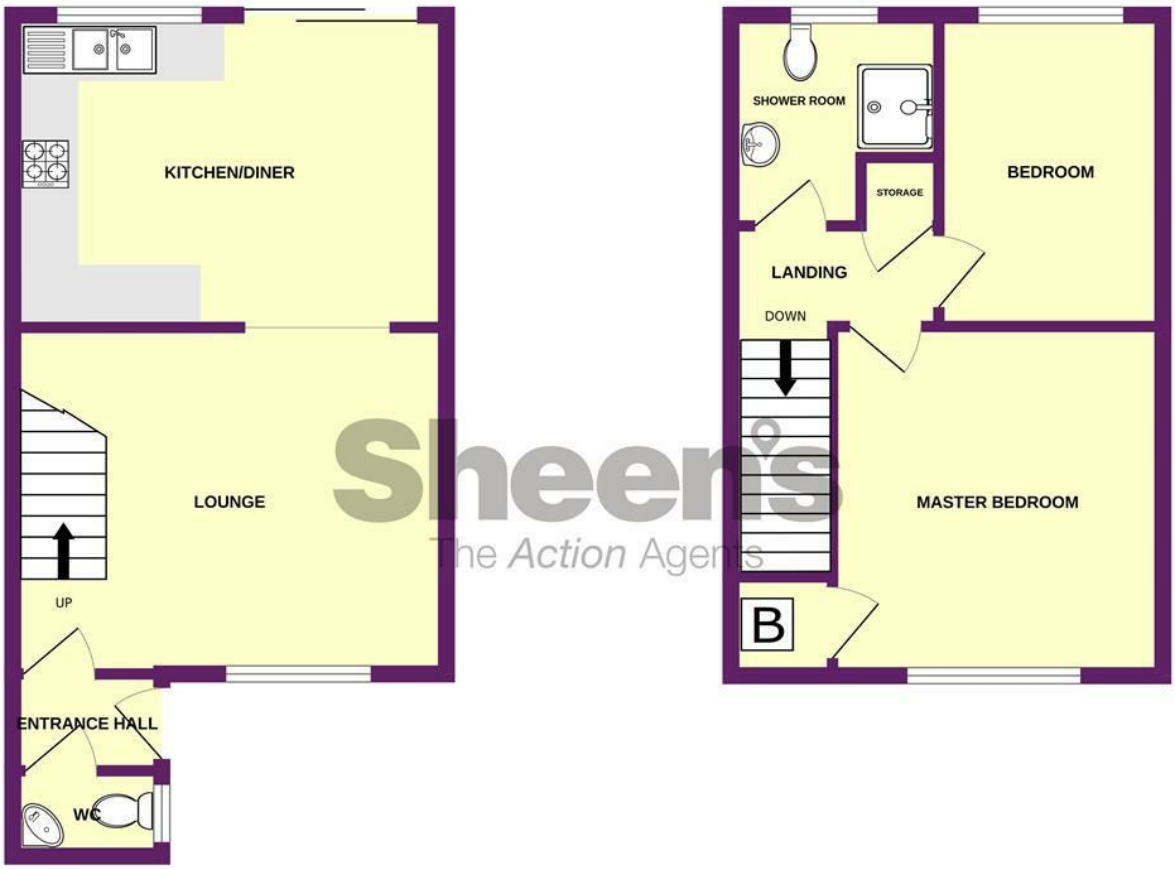
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



WINFIELD TERRACE

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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