



## Station Street Walton On The Naze, CO14 8DL

Situated in the popular coastal town of Walton-on-the-naze, Sheens Estate Agents are pleased to offer for sale this THREE/FOUR BEDROOM MID TERRACE HOUSE which has the added benefit of being offered with NO ONWARD CHAIN. The property is conveniently located within five hundred yards of Walton's town centre, mainline railway station and seafront.

- Three/Four Bedrooms
- 12'2" into bay Lounge
- 13'6" Dining Room
- 12'10" Kitchen
- Shower Room
- Gas Central Heating
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating D



**Price £175,000 Freehold**

The accommodation comprises approximate room sizes:

Double glazed entrance door to:-

## Hallway

Stairflight to first floor. Door to:-

## Lounge

12'2" into bay x 10'4"

Double glazed bay window to front. Radiator.



## Dining Room

13'6" x 9'1"

Radiator. Under stairs storage cupboard. Open access to:-



## Kitchen

12'10" x 9'

Comprises laminated worksurfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. Plumbing and space for fridge/freezer and slimline dishwasher. Selection of matching units at both eye and floor level. Wall mounted boiler concealed in cupboard (not tested). Double glazed window to rear. Door giving access to rear lobby.



## Rear Lobby

Steps leading down. Double glazed window to side. Double glazed door leading to garden. Door to:-

## Ground Floor Shower Room

Suite comprises low level w/c. Pedestal wash hand basin. Independent shower cubicle with wall mounted shower (not tested). Radiator.



## Bedroom / Reception Room

14'8" x 8'5"

Two double glazed windows to side. Radiator. Door to:-



### Bedroom Three

9'10" x 8'2"

Double glazed window to rear. Radiator.



### First Floor Landing

Doors to all rooms. Door to:-

### Bedroom One

13'7" x 10'1"

Double glazed window to front. Radiator.



### Bedroom Two

13'7" x 9'

Double glazed window to rear. Radiator. Built in storage cupboard.



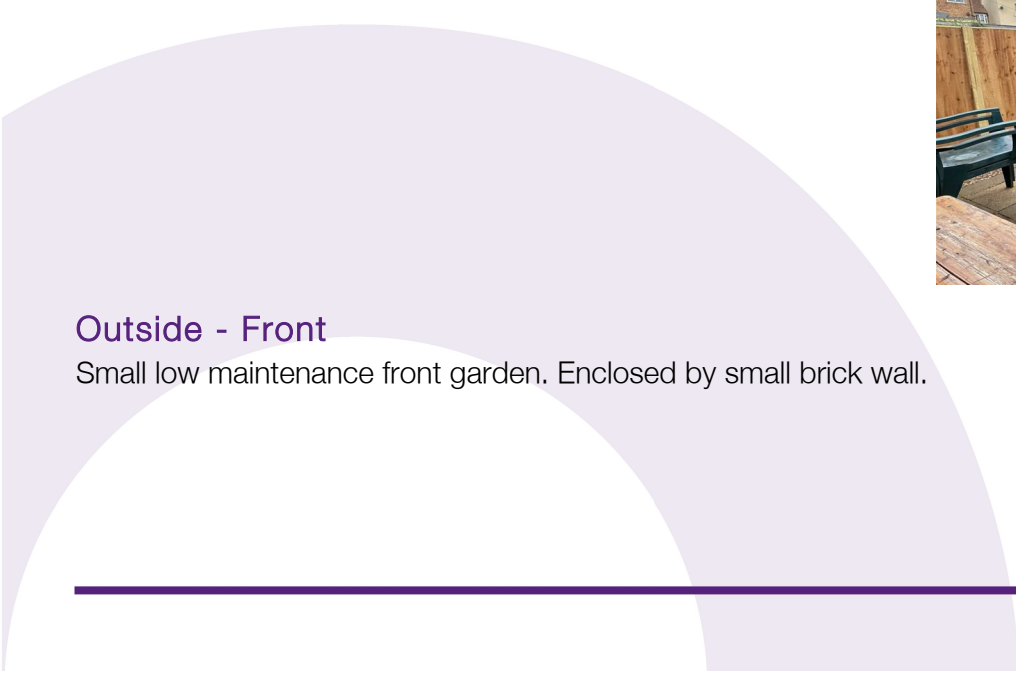
### Outside - Rear

Commencing with paved patio area. Remainder laid to artificial grass. Enclosed by panelled fencing. Timber storage shed.



### Outside - Front

Small low maintenance front garden. Enclosed by small brick wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B - £1801.78

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:

### Agents Note - Restrictive Covenants & Easements on

This property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Conveyance dated 18 March 1867. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries

### LE/04.26

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.

### Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND 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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The Action Agents

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