



High Tree Lane Walton-on-the-Naze, CO14 8JA

Having undergone a complete programme of refurbishment and modernisation throughout and being offered with NO ONWARD CHAIN is this charming TWO BEDROOM MID TERRACE COTTAGE. The property boasts a new modern fitted kitchen and bathroom, lounge and dining room, beautiful countryside views to the rear and a much desirable 65' west facing rear garden. Located in a non-estate quiet road the property is within a short stroll to the seafront which is within 200 meters and Walton's town centre and mainline railway station are within 1 mile away.

- Two Bedrooms
- Completely Renovated Throughout
- Newly Fitted Modern Kitchen With Integrated Appliances
- Newly Installed Bathroom
- Newly Installed Gas Central Heating System
- Popular Coastal Town
- 65' West Rear Garden
- No Onward Chain
- EPC Rating TBC
- Council Tax Band - B



Price £210,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured double glazed hardwood door leading to:-

Entrance Hall

Stair flight to first floor. Obscured door to:-

Lounge

10'10" x 10'9"

Fireplace with tiled surround and open fire under. Radiator. Built in under stairs storage cupboard with fitted shelving. Sealed unit double glazed sash window to front. Archway leading to:-



Kitchen/Diner

13'9" x 11'10"



Kitchen Area

Fitted with a range of modern matching fronted units. Wood effect square edge worksurfaces. Inset four ring induction hob with built in oven under and fitted extractor hood above. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated washing machine and fridge/freezer. Fitted breakfast bar. Part tiled walls. Tiled flooring. Further fitted extractor fan. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.



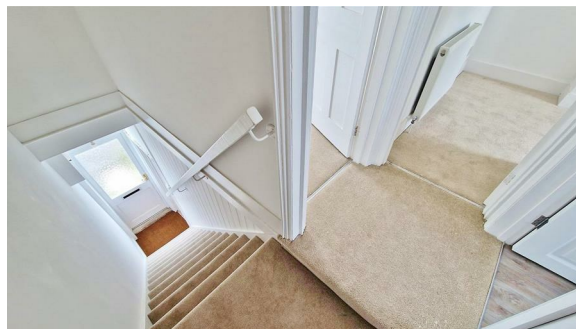
Dining Area

Radiator. Sealed unit double glazed window to rear.



First floor Landing

Loft access. Doors to all rooms. Door to:-



Bedroom 1

11' x 10'9"

Radiator. Two sealed unit double glazed sash windows to front.



Bedroom 2

12' x 7'9"

Radiator. Sealed unit double glazed window to rear with countryside and backwater views.



Bathroom

Newly fitted with a white suite comprises low level w/c. Panelled bath with shower attachment and fitted glass shower screen. Built in airing cupboard housing newly installed combination boiler. Part tiled walls. Heated towel rail. Extractor fan. Sealed unit double glazed window to rear with countryside and backwater views.



Outside - Rear

65' approx

West facing. Part patio area. Majority laid to lawn. Array of bushes. Enclosed by panelled fencing. Brick built outside storage area with outside w/c.



Outside - Front

Concrete pathway leading to entrance door. Enclosed by picket fence.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/07.25

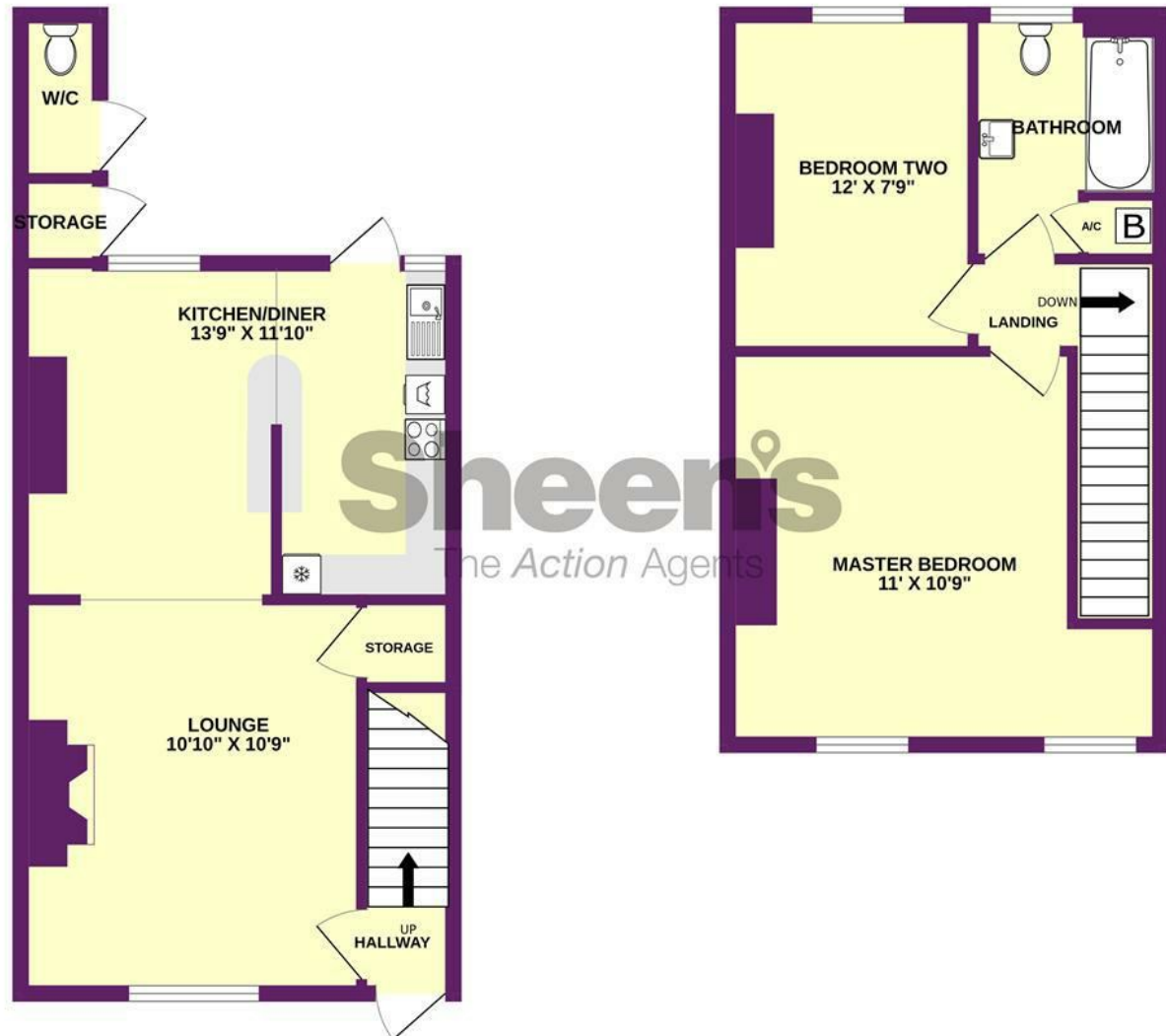
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

GROUND FLOOR

1ST 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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