



Nancy Blackett Avenue Walton-on-the-Naze, CO14 8FE

Situated on the 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this **STUNNING, THREE BEDROOM SEMI-DETACHED HOUSE**. The property is conveniently located a stones throw away from the new Marks and Spencer food court and 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.

- **Three Bedrooms**
- **En-Suite To Master Bedroom**
- **Ground Floor Cloakroom**
- **Fully Integrated Kitchen**
- **Hamford Park Development**
- **Off Street Parking For Two Vehicles**
- **Close to Shops & Amenities**
- **Stunning Rear Garden**
- **Council Tax Band - C**
- **EPC Rating - B**



Offers In Excess Of £270,000 Freehold

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door leading to:-

Entrance Hall

Radiator. Wood effect laminate flooring. Built in storage cupboard under the stairs. Stair-flight to first floor. Doors to:-



Kitchen

11'3" x 9'1"

Fitted with a range of modern matching fronted units. Rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Inset double oven at eye level. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Sealed unit double glazed window to front.



Lounge

15'8" x 12'1"

Wood effect laminate flooring. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed patio doors to garden.



Cloakroom

White suite comprising of low level w/c. Pedestal wash hand basin. Fitted extractor fan. Radiator. Wood effect laminate flooring.



Landing

Radiator. Loft access. Doors to:-



Master Bedroom

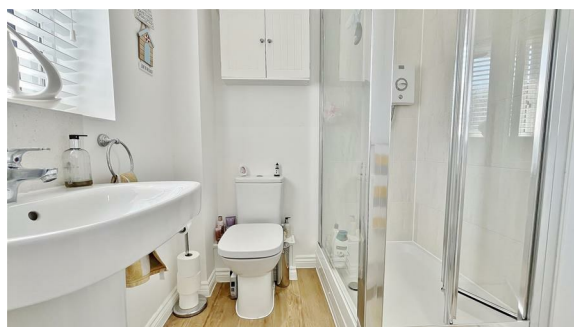
9'10" x 9'5"

Radiator. Fitted wardrobes. Sealed unit double glazed window to front. Door to:-



Ensuite

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Wood effect laminate flooring. Radiator. Obscured sealed unit double glazed window to front.



Bedroom Two

11'5" x 8'4"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

11'3" x 6'9"

Radiator. Sealed unit double glazed window to rear.



Family Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Part tiled walls. Wood effect laminate flooring. Extractor fan. Radiator.



Outside - Rear

Secluded landscaped rear garden. Part laid patio providing seating area. Remainder laid to artificial grass. Beds well stocked with flowers, shrubs and bushes. Foundation for shed. Access to front via wooden gate. Enclosed by panelled fencing.



Outside - Front

Hard standing paved area providing off street parking. Car port. Part laid to lawn. Array of bushes. Pathway leading to entrance door.



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: N/A

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: N/A

DH/08.26

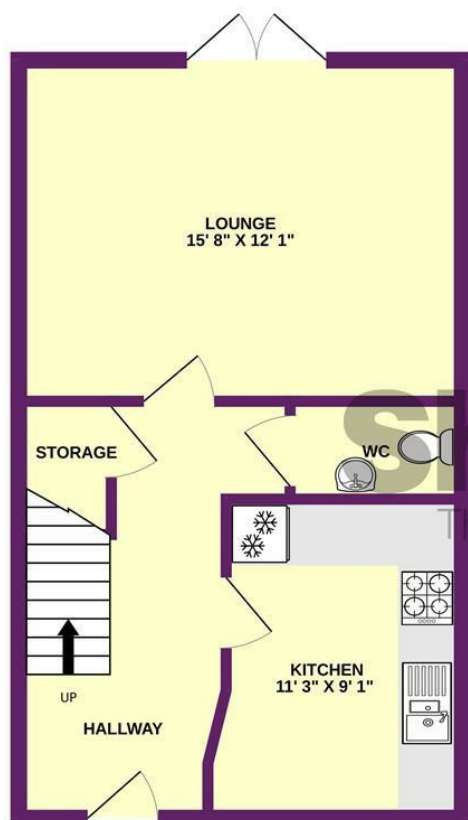
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

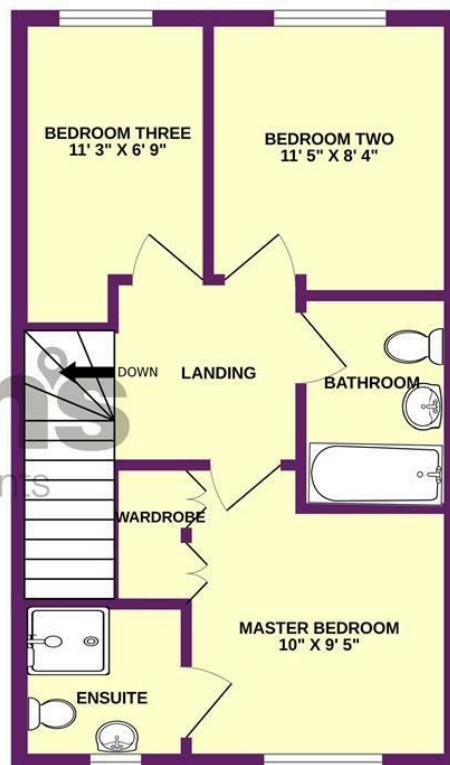
Disclaimer - wide angle lens etc.

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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Selling properties... not promises

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