



## Spendells Close Walton-on-the-Naze, CO14 8JQ

\*\*\*RARE OPPORTUNITY\*\*\*

Situated in a cul-de-sac position, Sheens Estate Agents are pleasure to bring to market this brick constructed, SINGLE GARAGE. An early internal inspection is highly recommended to avoid disappointment.

- Cul-de-Sac Position
- Rare Opportunity
- Brick Built
- Single Garage
- Freehold
- Sort After Coastal Town



**Price £15,000 Freehold**



Accommodation comprises with approximate room sizes:-

### Garage

Up and over door. Room for storage/car



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): No

(Water): No

(Sewerage Type): No

(Telephone & Broadband): No

Non-Standard Property Features To Note:

## 01.25/DH

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## 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.



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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ [frinton@sheens.co.uk](mailto:frinton@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

**Sheen's**  
The *Action* Agents

