

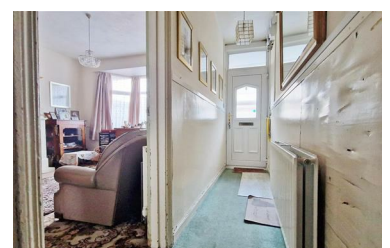


## Churchfield Road Walton-on-the-Naze, CO14 8BL

Situated in the popular coastal town of Walton-on-the-naze, and conveniently within easy reach of the town centre, mainline station and seafront, we are please to offer for sale this **THREE BEDROOM MID TERRACE HOUSE**. The property is in need of modernisation and boasts two reception rooms, 60' rear garden and residents permit parking to the front.

- Three Bedrooms
- Character Property
- Two Reception Rooms
- Solar Panels
- Central Location
- Close To Amenities & Seafront
- Modernisation Required
- Residents Permit Parking
- EPC Rating D
- Council Tax Band B

**Price £225,000 Freehold**





Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

### Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Doors to all rooms. Door to:-



### Lounge

14'2" x 12'5"

Fireplace. Radiator. Sealed unit double glazed bay window to front.



### Dining Room

10'7" x 9'7"

Fireplace. Radiator. Sealed unit double glazed window to rear.

### Kitchen

10'2" x 9'1"

Fitted with a range of matching fronted units. Wood effect worksurfaces. Inset stainless steel bowl sink drainer unit. Space for cooker with extractor hood above. Plumbing for washing machine. Wall mounted boiler providing heat and hot water throughout. Sealed unit double glazed window to rear. Two sealed unit double glazed windows to side. Obscured sealed unit double glazed door to side.



### First Floor Landing

Fitted shelving. Built in storage cupboard. Loft access. Radiator. Doors to all rooms. Door to:-



### Bedroom 1

14'3" x 9'6"

Sealed unit double glazed bay window to front.



### Bedroom 2

10'1" x 9'8"

Fitted wardrobe. Sealed unit double glazed window to rear.



### Bedroom 3

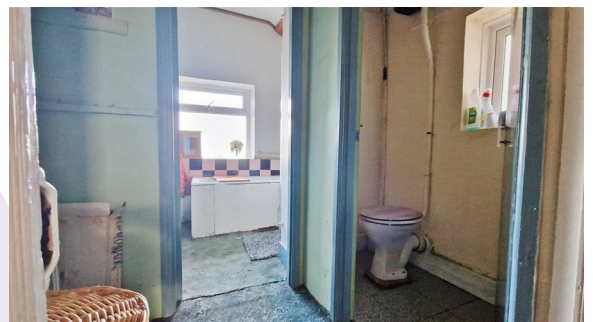
12'1" x 6'

Sealed unit double glazed window to front.



### Bathroom

Suite comprises pedestal wash hand basin. Panelled bath. Fitted shower cubicle. Built in airing cupboard. Obscured sealed unit double glazed window to rear.





### Separate W/C

High level w/c. Obscured sealed unit double glazed window to side.

### Outside - Rear

60' approx. Wooden storage shed. Enclosed by panelled fencing. Solar panels. Access to side via gate.



### 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

(Telephone & Broadband):

Non-Standard Property Features To Note:

## JAF/01.24

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

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.



## GROUND/FIRST 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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