



Church Road Walton-on-the-Naze, CO14 8DE

Situated in the sought after coastal town of Walton-on-the-Naze and perfectly positioned within 100 metres of the seafront and mainline railway station is this CHARACTER, THREE BEDROOM DETACHED CHALET. In need of renovation and located on a corner plot the property boasts a 25' x 10' lounge/diner, 16'6" kitchen/breakfast room, well presented west facing rear garden and off street parking. Walton's town centre with an array of shopping amenities are located within quarter of a mile away and an early viewing is strongly recommended.

- Three Bedrooms
- Detached Character Property
- 25' Lounge/Diner
- 16'6" x 10'10" Kitchen/Breakfast Room
- Ground Floor Bathroom & First Floor W/C
- 100 Meters To Seafront & Station
- West Facing Rear Garden
- Off Street Parking
- In Need of Renovation
- Council Tax Band - C/ EPC Rating - F



Price £275,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood entrance door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator.

Doors to:



Lounge/Diner

25' x 10'

Stone fireplace with gas fire under. Bay window to front. French doors giving access lean-to/conservatory: Door to kitchen/breakfast room.



Bedroom Three

13'8" x 10'"

Ornamental feature fireplace with tiled surround. Radiator. Bay window to front.



Kitchen/Breakfast Room

16'6" x 10'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Four ring gas hob with built in oven under and fitted extractor fan above. Space for fridge/freezer. Wall mounted boiler. Sealed unit double glazed window to rear. Sash window to rear. Door leading to:



Inner Hall

Obscured sealed unit double glazed door giving access to rear.



Bathroom

White suite comprising of low level W/C. Wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear. Window to rear.



Lean-To/Conservatory

9'8" x 6'9"

Windows to front, side and rear aspect. Door giving access to rear.



First Floor Landing

Doors to:



Bedroom One

15'8" x 10'8"

Pedestal wash hand basin. Two built in storage cupboards. Loft access. Window to front.



Bedroom Two

15'4" x 10'1"

Pedestal wash hand basin. Built in storage cupboard. Window to front and side.

Cloakroom

Low level W/C. Obscured window to rear.

Outside - Rear

West facing. Part patio area. Majority laid to lawn. Border beds stocked with an array of flowers, shrubs and bushes. Enclosed by panel fencing. Access to front and side via gate.



Alternate Rear Views



Outside - Front

Majority laid to lawn. Raised rockery bed stocking flower and shrubs. Pathway leading to entrance door.



Outside - Side

Hard standing area providing off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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/05.25

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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.

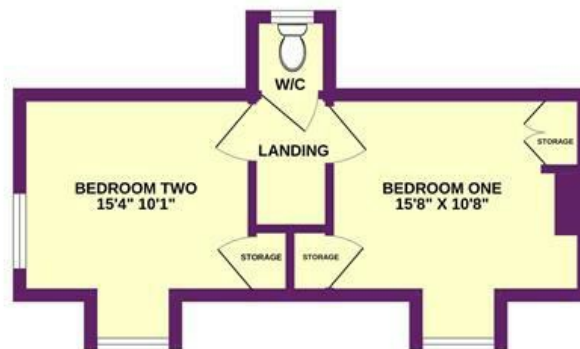
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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