



Secret Waters Walton-on-the-Naze, CO14 8FG

**** NO ONWARD CHAIN **** Sheens Estate Agents are pleased to offer for sale this beautifully presented **TWO BEDROOM COACH HOUSE**. The property is located on the highly sought after Hamford Park Development and is only a short walk away from Walton and Frinton Yacht Club with local shopping facilities positioned within 200 metres. The property benefits from two bedrooms, open plan kitchen/lounge and a personal garage.

- Two Bedrooms
- 18'1 x 12'2 Lounge/Kitchen
- Bathroom
- Close To Amenities
- Coach House
- Beautifully Presented
- No Onward Chain
- EPC Rating - B
- Council Tax Band - C

Price £205,000 Freehold



The accommodation comprises approximate room sizes:

Composite double glazed entrance door leading to:

ENTRANCE HALLWAY

Stair flight leading to:

LANDING

Storage cupboard housing wall mounted gas boiler serving hot water and central heating. Radiator. Double glazed window to rear. Doors to:



OPEN PLAN LOUNGE/KITCHEN

18'1 x 12'2

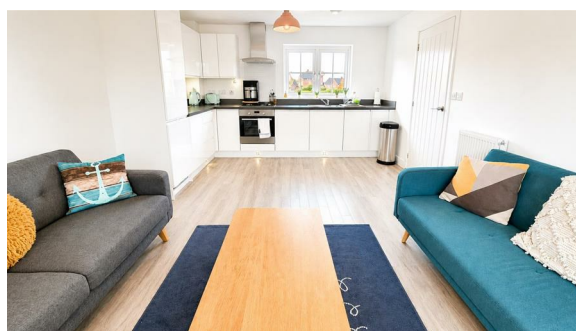
Fitted with a range of white high gloss units at both eye and floor level. Laminated square edge work surfaces with inset single drainer stainless steel sink unit. Integrated electric oven. Inset four ring gas hob with extractor hood above. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Double glazed window to rear.



LOUNGE

12'2

Radiator. Double glazed window to front.



BEDROOM ONE

12'11 x 11'

Radiator. Double glazed window to front.



BEDROOM TWO

10'7 x 8'3

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite. Low level WC. Pedestal hand wash basin. Panel enclosed bath with wall mounted shower. Part tiled walls. Radiator. Double glazed frosted window to rear.



OUTSIDE

Hard standing area providing off street parking leading to garage with up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: £200.00 Per Annum Maintenance Charge

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

GP 01/26

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.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

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



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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