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Sheen's
The *Action* Agents

Grove Avenue
Walton-on-the-Naze, CO14 8QX

***** GUIDE PRICE £240,000-£250,000 ***** Situated on the outskirts of the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM MID-TERRACED HOUSE. The property is located in a non-estate position and is within half a mile of Walton's town centre, mainline railway station and seafront and within two miles of Frinton's town centre and Seafront. An early internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 14'2 max Lounge
- 17'2 Dining Room
- 10'1 Kitchen
- En-Suite Shower Room
- Gas Central Heating
- Approx 150' Rear Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating C

Guide Price £240,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Porch

Further door to:

Lounge

14'2 x 12'6

Double glazed window to front. Radiator. Log burner. Air conditioning unit (n/t). Open access to Dining Room

Dining Room

17'2 x 9'3

Radiator. Storage cupboard. Open access to Kitchen.

Kitchen

10'1 x 9'4

Modern kitchen comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching units at eye and floor level. Tiled splash backs. Tiled flooring. Double glazed window to rear. Door to:

Rear Lobby

Double glazed door to garden. Door to:

Ground Floor Bathroom

White suite comprises of low level WC. Panelled bath. Hand wash basin. Radiator. Double glazed window to rear.

First Floor Landing

Doors to

Bedroom One

17'3 max x 12'6 max

Double glazed window to front. Storage cupboard housing gas boiler (not tested).

Bedroom Two

9'5 x 8'

Double glazed window to rear.

Bedroom Three

9'5 x 6'8

Double glazed window to rear. Door to:

En-Suite

Suite comprises of low level WC. Wash basin with cupboard under. Independent shower cubicle with wall mounted shower.

Outside Rear

Measuring approximately 150'. Mainly laid to lawn. Mature trees.

Outside Front

Low maintenance front garden being enclosed by brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Mains and Solar (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: The property has solar panels & CCTV.

LE1026

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.

Particular Disclaimer -

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

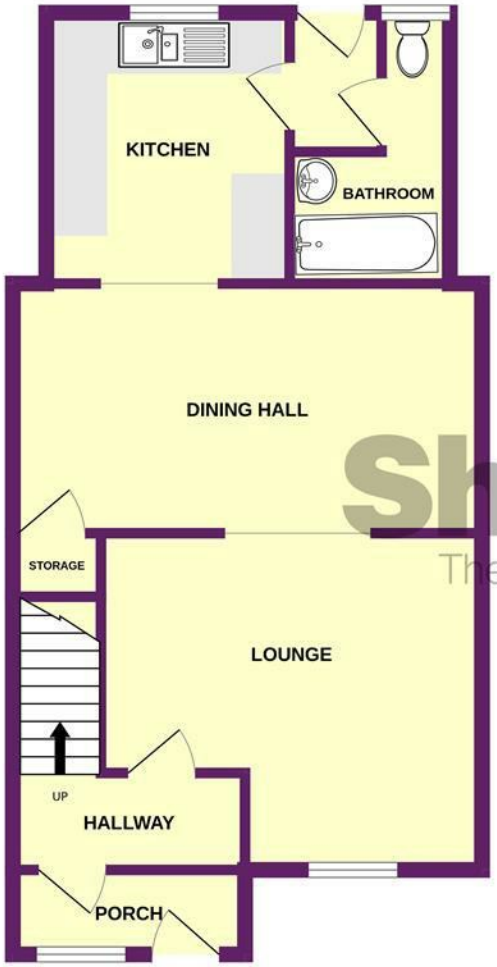
Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

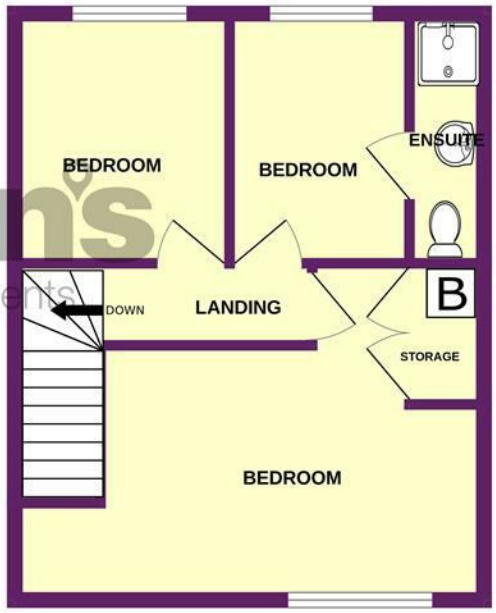
Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Conveyance dated 3 March 1980 made between Tendring District Council and Ronald Leslie Franklin & Ann Franklin. The title includes specific provisions regarding boundary structures. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

GROUND FLOOR



1ST FLOOR



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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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