



Newgate Street Walton-on-the-Naze, CO14 8DU

**** FULLY MODERNISED PROPERTY YARDS FROM SEAFRONT **** Having undergone a full and extensive refurbishment and modernisation throughout, Sheen's Estate Agents have the pleasure in bringing to market this MODERN THREE BEDROOM, TWO RECEPTION ROOM MID-TERRACE HOUSE. The property boasts a modern fitted kitchen and bathroom, ground floor cloakroom and utility room, open plan kitchen dining area and a low maintenance courtyard garden. Being offered with NO ONWARD CHAIN an early viewing is strongly advised to appreciate the accommodation which is on offer.

- **Three Bedrooms**
- **Newly Installed Heating System**
- **Completely Refurbished & Modernised Throughout**
- **Newly Installed Electrics**
- **Newly Fitted Double Glazing Throughout**
- **Ground Floor Cloakroom & Utility Room**
- **20 Yards From Seafront**
- **Sought After Coastal Town**
- **No Onward Chain**
- **EPC Rating C**



Price £225,000 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

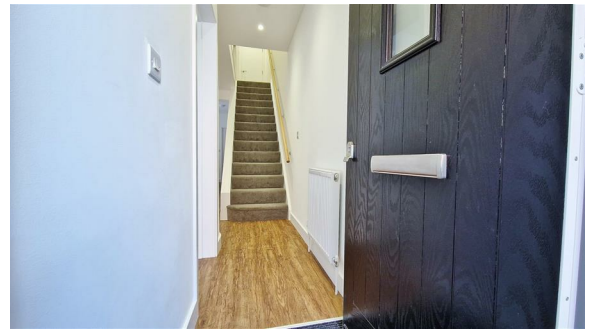
Accommodation comprises with approximate room sizes:-

Storm Porch

Sealed unit double glazed composite entrance door leading to:

Entrance Hall

Stair flight to first floor. Smoke alarm. Spot lights. Wood flooring. Radiator. Open plan leading to dining area. Door to:



Lounge

12'6" x 11'4"

Six double sockets. TV point. Spot lights. Radiator. Sealed unit double glazed bay window to front.



Dining Room

14'10" x 11'6"

Wood flooring. Large under stairs storage cupboard housing double socket. Two double sockets. Spot lights. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden. Open plan leading to:



Kitchen

9'7" x 8'6"

Newly fitted with a range of modern fronted units. Square edge marble effect work surfaces. Inset stainless steel one and bowl sink drainer unit with mixer tap. Inset four ring induction hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Under unit lighting. Space for fridge freezer. Wood flooring. Smoke alarm. Spot lights. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to rear. Doors to:



Utility Room

Square edge work surface. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for washing machine. Space for tumble dryer. Fitted extractor fan. Spot lights. Wood flooring. Radiator. Sealed unit double glazed window to rear.



Cloakroom

Newly fitted white suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Wood flooring. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



First Floor Landing

Oak handrail with glass balustrade. Built in airing cupboard with fitted shelving and radiator. Smoke alarm. Spot lights. Loft access with pull down ladder (fully boarded). Double socket. Radiator. Doors to:



Master Bedroom

14'8" x 13'3" into bay

Four double sockets. Spot lights. Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

10'5" x 8'5"

Three double sockets. Spot lights. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

8'7" x 7'2"

Two double sockets. Spot lights. Radiator. Sealed unit double glazed window to side.



Shower Room

Newly fitted white suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Fitted shower cubicle with integrated overhead 'rainfall' shower with separate attachment. Fitted extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Spot lights. Obscured sealed unit double glazed window to side.



Outside - Rear

Low maintenance enclosed courtyard style rear garden. Shingled borders. Outside lights. Wooden gate giving access to rear.



Outside - Front

On street permit parking.



Scan For Video Tour



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

JAF/05.23

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 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

Sheen's
The Action Agents



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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