



## Woodberry Way Walton On The Naze, CO14 8EL

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. STARTING BID £145,000. Situated in a desirable, non-estate position in the popular seaside town of Walton-on-the-Naze, we are pleased to offer for sale this CHARACTER, THREE BEDROOM, SEMI-DETACHED HOUSE. The property is in need of a full programme of modernisation and is conveniently located within three hundred metres of Walton's seafront and mainline railway station and is within half a mile of Walton's town centre. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Distant Sea Views
- Large Lounge/Diner
- Character Property
- Secluded Rear Garden
- Off Road Parking
- Modernisation Required
- Immediate 'Exchange of Contracts' Available
- Being sold via 'Secure Sale'
- Council Tax Band C / EPC Rating D

Price £145,000 Freehold



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed sliding patio door leading to:

### Storm Porch

Tiled flooring. Sealed unit double glazed windows to side and front with distant sea views. Obscured hardwood door leading to:



### Hallway

Stair flight to first floor. Radiator. Sealed unit double glazed window to side.



## Lounge/Diner

25'8" into bay x 13'

Wooden flooring. Under stairs storage area. Radiator. Sealed unit double glazed bay window to front with distant sea view. Sealed unit double glazed 'French' style doors leading to rear garden. Sliding door leading to:



## Kitchen

9'4" x 8'11"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Obscured glass display cupboards. Plumbing for washing machine. Space for fridge/freezer. Fully tiled walls. Tiled effect vinyl flooring. Sealed unit double glazed window to rear. Hardwood door leading to:



## Lean To

Polycarbonate roof. Tiled flooring. Obscured sealed unit double glazed doors to front and rear aspect.

## Landing

Built in airing cupboard. Loft access. Radiator. Sealed unit double glazed window to side. Doors to:



## Bedroom One

14'3" into bay x 10'3"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front with distant sea view.



## Bedroom Two

11'1" x 10'2"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'5" x 8'11"

Built in storage cupboard housing combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear.



### Shower Room

Suite comprises of low level WC. Bidet. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



## Outside - Rear

Part block paved. Remainder laid to lawn. Raised beds stocked with an array of trees and shrubs. Shed to remain. Access to front via lean to. Enclosed by panelled fencing.



## Outside - Front

Hard standing concrete area providing off street parking. Raised beds stocked with tree and shrubs. Enclosed by panelled fencing and brick wall.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

## JD 1124

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](http://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.

## Auctioneers Additional Comments

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

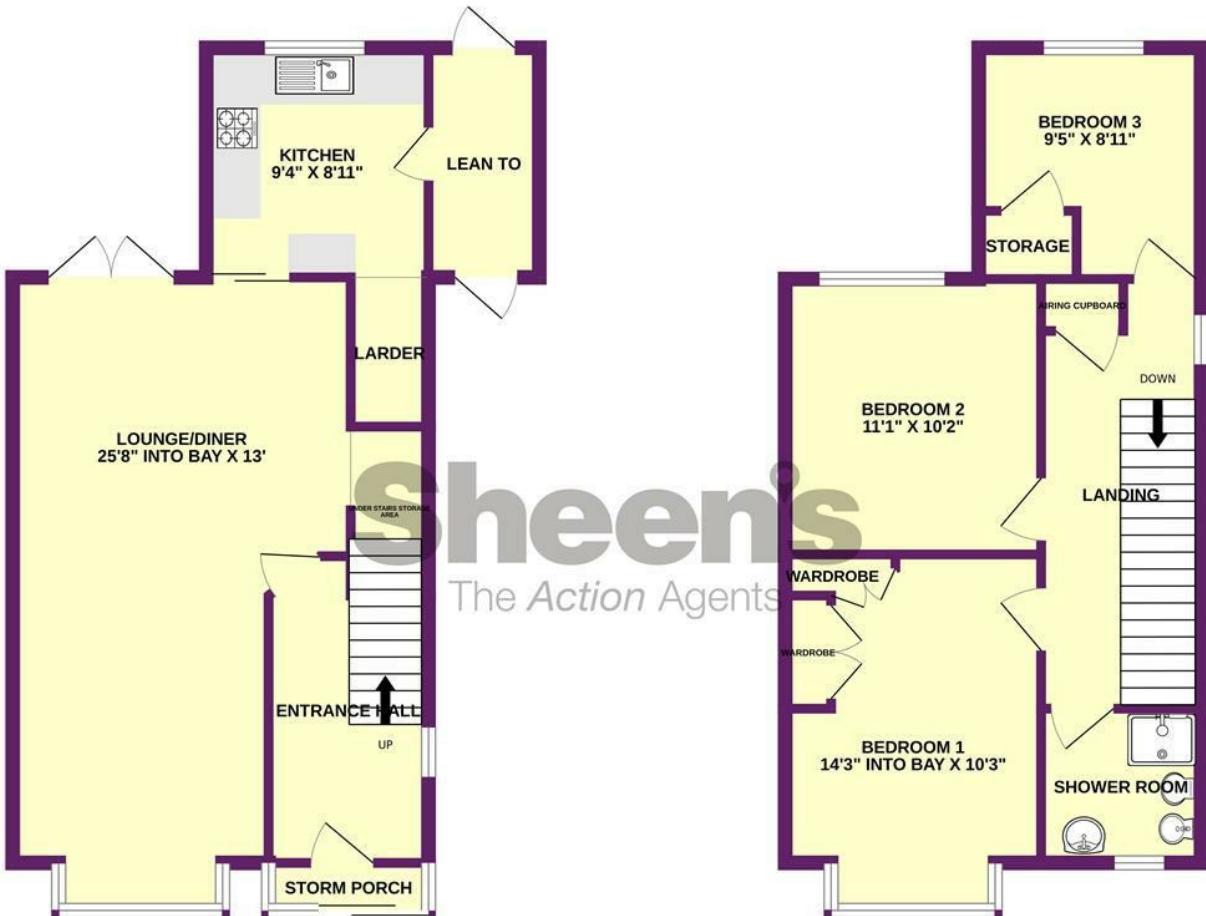
#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR

1ST FLOOR



WOODBERRY WAY

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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The Action Agents