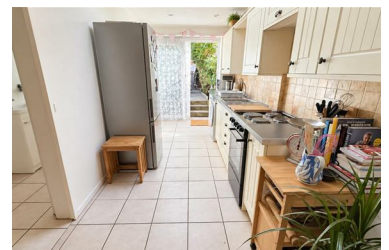




## Alfred Terrace Walton-on-the-Naze, CO14 8PB

Centrally located in the heart of the popular coastal seaside town of Walton-on-the-Naze is this character, TWO BEDROOM MID-TERRACE HOUSE. The property has retained many original features and boasts a lounge and separate dining room, 13'5 kitchen, ground floor bathroom, two bedrooms to the first floor and a mature, secluded courtyard style rear garden. Located within 50 metres of the town centre, 250 metres of the seafront and within quarter or a mile of the mainline railway station an early viewing is strongly advised to avoid missing out.

- Two Bedrooms
- Central Location In Coastal Town
- Character Property
- Two Reception Rooms
- 14' Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- Secluded Courtyard Rear Garden
- Council Tax Band B
- EPC Rating D



**Price £179,995 Freehold**

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## Alfred Terrace, Walton-on-the-Naze, CO14 8PB

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Lounge

11'6" x 11'

Brick built fireplace with open fire under. Radiator. Sealed unit double glazed window to front. Door to:



### Dining Room

11'6" x 11'1"

Stair flight to first floor. Radiator. Open access to:



### Kitchen

13'5' x 6'8'

Fitted with a range of matching fronted units. Square edge work surface. Inset stainless steel single drainer sink unit. Further selection of matching units at both eye and floor level. Space for fridge/freezer and cooker. Plumbing for washing machine and cooker. Part tiled walls. Tiled flooring. Radiator. Skylight. Sealed unit double glazed patio doors to rear. Door to:



### Inner Hall

Built in storage cupboard. Tiled flooring. Door to:

### Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment. Part tiled walls. Radiator. Obscured window to rear.



### First Floor

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### Bedroom One

11'6" x 11'

Fitted wardrobes and storage drawers. Vanity wash hand basin with storage cupboards under and tiled splashback. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

11'6" x 9'7' max

Built in drawers. Vanity wash hand basin with storage cupboards under. Fitted storage cupboard with enclosed wall mounted combination boiler providing heating and hot water (not tested). Loft access. Radiator. Sealed unit double glazed window to rear.



### Outside - Rear

Mature, secluded courtyard style rear garden. Borders and beds stocking shrubs and bushes. Mature tree. Enclosed by panel fencing. Gate giving access to rear.



### Outside Front



### 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): Yes (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:

### Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. This is common on most properties in England & Wales. These should always be looked at by your legal representative who can advise you further

### 0926LE

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.

### Draft Details -

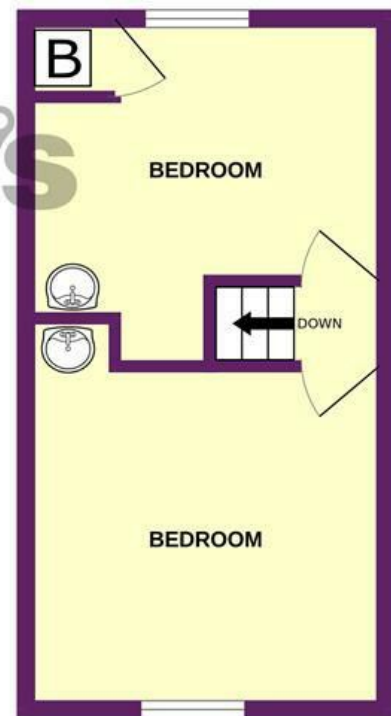
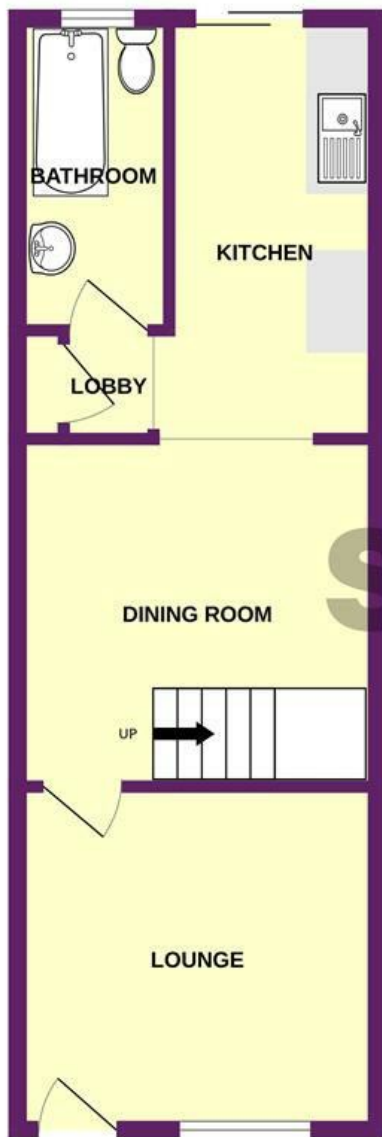
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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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**Sheen's**  
The Action Agents