



## First Avenue Walton On The Naze, CO14 8JP

Situated in a sought after position in the popular coastal town of Walton-on-the-naze, Sheen's Estate Agents are delighted to offer for sale this CHARACTER THREE BEDROOM SEMI-DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and benefits from DISTANT BACKWATER VIEWS, garage and off road parking and a large well maintained rear garden. The property is also conveniently located approximately a quarter of a mile from Walton's seafront and is within one mile of the town centre and mainline railway station. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 25'1 Lounge/Diner
- 9'7 x 7'8 Kitchen
- Large Maintained Rear Garden
- Three Piece Bathroom Suite
- Garage & Off Road Parking
- Distant Backwater Views
- Sought After Location
- No Onward Chain
- EPC Rating F



**Price £310,000 Freehold**



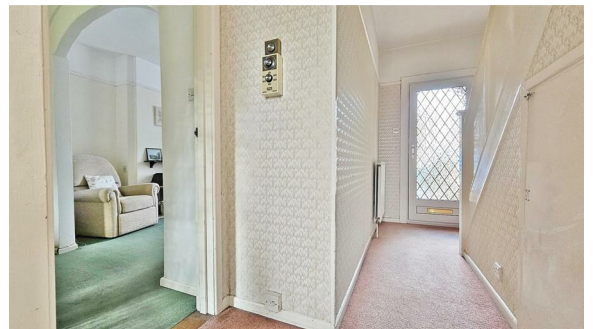
The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed leaded light effect door leading to:

### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator.

Doors to:



### Lounge/Diner

25'1 into x 12'6

Fireplace with back gas boiler. Two radiators. Double glazed bay window to front. Sealed unit double glazed patio doors leading to rear garden.



### Kitchen

9'7 x 7'8

Fitted with a range of white fronted units. Rolled edge work surfaces. Inset single bowl drainer sink unit. Cooker to remain. Further selection of base and wall units. Space and plumbing for washing machine and fridge/freezer. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed leadlight window to rear. Sealed unit double glazed leadlight door to side.



### First Floor Landing

Loft Access. Sealed unit double glazed leadlight window to side with farmland views. Doors to:



### Bedroom One

13'4 x 8'8 to wardrobe

Fitted wardrobe with sliding doors. Radiator. Sealed unit double glazed leadlight window to front.



### Bedroom Two

10'4 x 9'3

Radiator. Sealed unit double glazed leadlight window to rear.



### Bedroom Three

9'5 x 7'9

Radiator. Sealed unit double glazed leadlight window to front.



### Bathroom

Suite comprises low level W.C. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Two obscured sealed unit double glazed leadlight windows to rear.





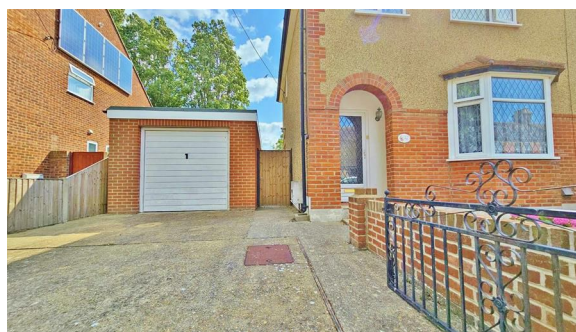
### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, shrubs and bushes. Shed to remain. Access to front via side gate. Private access door to Garage (17'4 x 10'10 - power and light connected). Enclosed by panelled fencing.



### Outside - Front

Hardstanding area providing off street parking leading to garage with up and over door. pathway leading to entrance door. Beds stocked with flower and shrubs. Enclosed by part brick wall.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Gas

(Electricity): yes

(Water): Mains

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

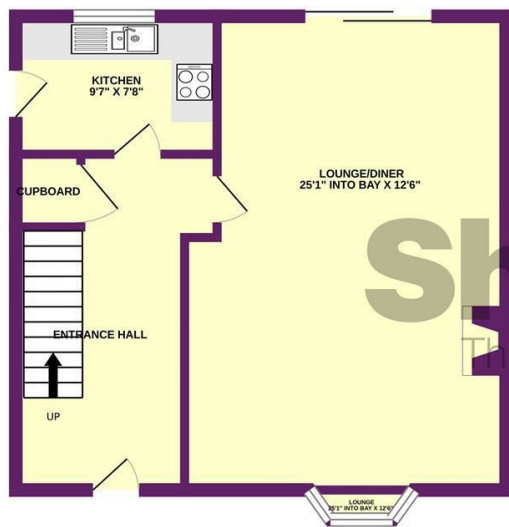
### JD/11.24

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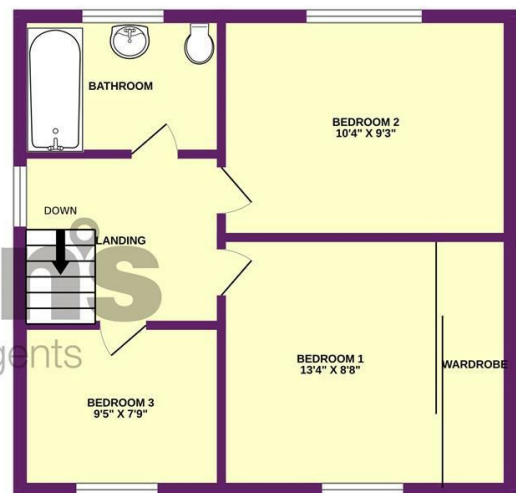
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GROUND FLOOR



1ST 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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**Sheen's**  
The Action Agents