



## Hall Lane Walton-on-the-Naze, CO14 8HD

Situated in a non estate position, in the coastal town of Walton-on-the-naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this SPACIOUS, FIVE BEDROOM SEMI-DETACHED HOUSE. The property is in need of a full programme of modernisation and offers two reception rooms, ground floor and first floor shower room's and is situated on a corner plot position. The property is also conveniently located within three hundred yards of Walton's seafront and is within three quarters of a mile of Walton's town centre within shopping amenities and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Five Bedrooms
- Two Reception Rooms
- Ground Floor & First Floor Shower Room
- Secluded Rear Garden
- Character Property
- Corner Plot Position
- Non-Estate Position
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £300,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double door leading to:

### Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Two radiators. Doors to:

### Lounge

16'2" into bay x 13'

Featured fireplace. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



### Dining Room

14'6" into bay x 12'8"

Featured fireplace. Laminate flooring. Radiator. Sealed unit double glazed bay window to side.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Corner shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Kitchen/Breakfast Room

22'1" into dr x 10'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Rangemaster to remain. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door leading to:



### Sun Room

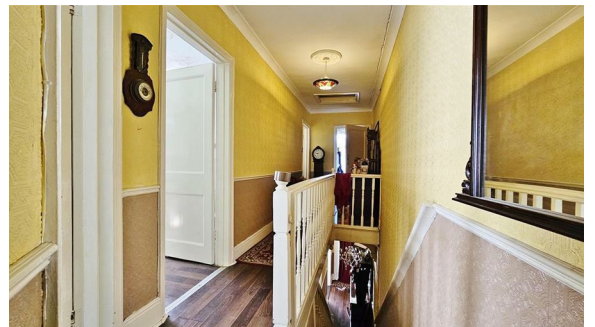
13'8" x 6'6"

Tiled flooring. Sealed unit double glazed windows to all aspects. Sealed unit double glazed door to side leading to side and rear gardens.



### Landing

Loft access. Laminate flooring. Radiator. Doors to:





### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls

Laminate flooring. Loft access. Radiator. Sealed unit double glazed window to side.



### Bedroom One

16' into bay x 11'4"

Featured fireplace. Laminate flooring. Radiator. Sealed unit double glazed bay window to front.



### Bedroom Five

8'4" x 5'4"

Laminate flooring. Sealed unit double glazed window to front.

### Bedroom Two

14'6" into bay x 12'7"

Featured fireplace. Laminate flooring. Radiator. Sealed unit double glazed bay window to side.



### Bedroom Three

11' into dr x 10'8"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Bedroom Four

8'4" x 7'7"

Laminate flooring. Wall mounted combination boiler providing heating and hot water throughout. Sealed unit double glazed window to side.



### Outside - Rear

Part paved area. Remainder laid to lawn. Shed to remain. Beds stocked with an array of trees, shrubs and bushes. Enclosed by panelled fencing.



### Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Enclosed by 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

## JAF 1025

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.



GROUND FLOOR



1ST FLOOR



HALL LANE

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**  
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