

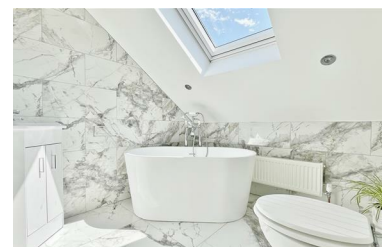


31 Kirby Road Walton-on-the-Naze, CO14 8QT

RECENTLY REFURBISHED

Conveniently situated in a non estate position of the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this STUNNING, TWO BEDROOM SEMI DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is located close to Walton's stunning sandy beaches, shopping amenities and within a short stroll of the mainline railway station. It is in the valuer's opinion internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- Semi-Detached House
- Modern Throughout
- Newly Rewired & Gas Central Heating (n/t)
- Open Plan
- Outbuilding & Off Street Parking
- Ensuite to Master Bedroom
- Close to Shops & Seafront
- EPC Rating - C
- Council Tax Band - B



Price £250,000 Freehold

The accommodation comprises approximate room sizes:

Composite double glazed entrance door leading to:-

Lounge/Kitchen/Diner

17'10" x 15'8"

Marble effect tiled flooring. Wall mounted radiator. Sealed unit double glazed window to front. Stair-flight.



Kitchen/Diner Area

Fitted in a range of modern matching fronted units. Rolled granite work surfaces and splashbacks. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer. Marble effect tiled flooring. Wall mounted radiator. Sealed unit double glazed patio doors to garden. Door to:-



Shower Room

Modern suite comprises of low level w/c. Vanity hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled marble effect walls and flooring. Sealed unit double glazed window to rear. Heated towel rail. Plumbing for washing machine and tumble dryer. Spotlights. Extractor fan.



Landing

Loft access via loft hatch. Sealed unit double glazed window to side.



Master Bedroom

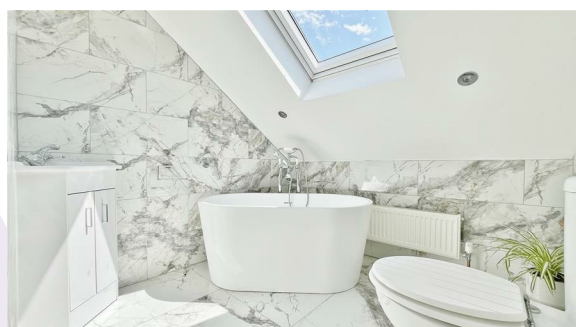
15'6" x 8'

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to rear. Door to:-



En-suite

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Free standing bath with shower attachment. Fully tiled marble effect walls and flooring. Sealed unit double glazed velux window. Radiator. Spotlights. Extractor fan.



Bedroom Two

9'7" x 12'7" (max)

Wood effect laminate flooring. Two radiators. Built in storage cupboard. Two sealed unit double glazed windows to front.



Outside - Rear

Laid to concrete. Walkway through to off street parking and outbuilding. Enclosed by panelled fencing.



Outside - Front

Hardstanding area providing off street parking.



Agents Note

The vendor has informed us that within the last three years, the following work has been done to the property;

- New Double Glazed Windows
- New Boiler and Heating System
- Rewired
- New Concrete Flooring

The property has not been lived in since this work.

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: N/A

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: N/A

DH/07.26

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.

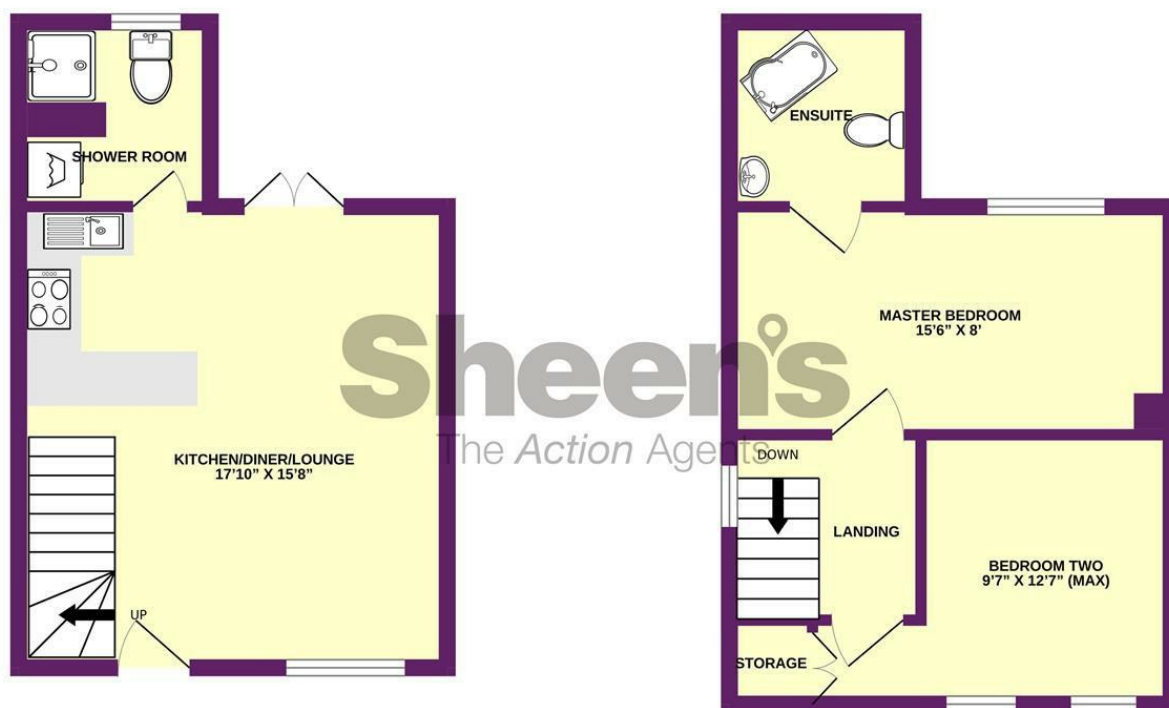
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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