



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

\*\*\*CASH BUYERS ONLY\*\*\* \*\*\* DISTANT SEA VIEWS \*\*\* Situated in a desirable, non-estate position in the popular seaside town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents 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
- Sought After Location
- No Onward Chain
- Council Tax Band C / EPC Rating D



**Price £230,000 Freehold**



---

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

---

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

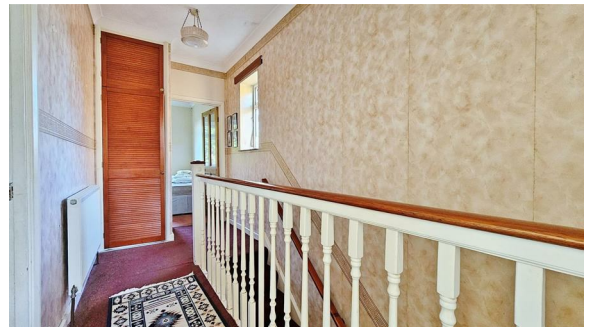
Polycarbonate roof. Tiled flooring. Obscured sealed unit double glazed doors to front and rear aspect.





### 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

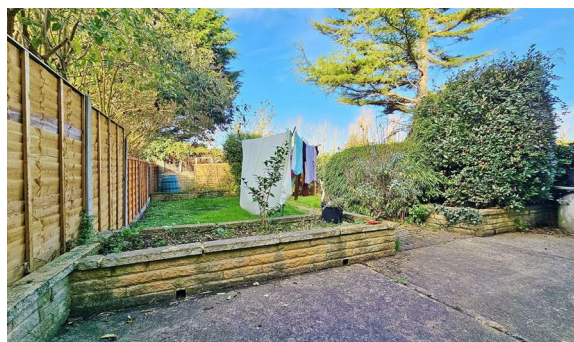
Suite comprises of low level WC. Bidet. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.





### 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):

Non-Standard Property Features To Note: None

## JD/11.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

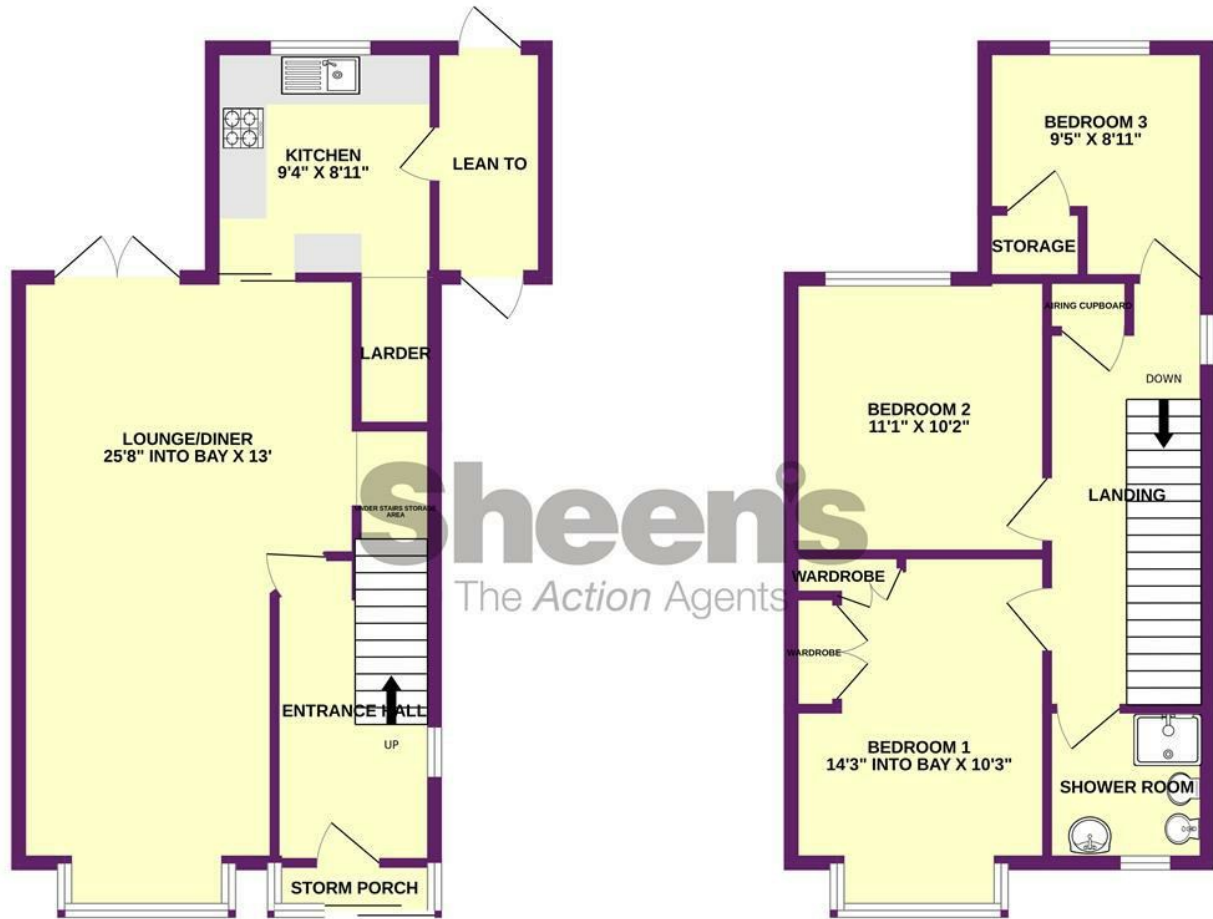
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents