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Sheen's
The *Action* Agents



Nancy Blackett Avenue

Walton-on-the-Naze, CO14 8FE

Situated on the 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is conveniently located a stones throw away from Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 15'7 Lounge
- 11'3 Kitchen
- Ground Floor Cloakroom
- En-Suite Shower Room
- Gas Central Heating
- Carport & Driveway
- 52' max Rear Garden
- Council Tax Band C
- EPC Rating B







Price £270,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to;

Entrance Hall

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

Ground Floor Cloakroom

Comprises; low level WC. Pedestal wash basin with tiled splash backs.



Kitchen

11'3 x 10'2

Modern kitchen comprises; laminated work surfaces with inset one and a half bowl single drainer sink unit. Inset 4 ring gas hob. Built in waist height oven and grill. Integrated fridge freezer, washing machine and dishwasher. All appliances not tested. Selection of matching white high gloss units at eye and floor level. Boiler concealed in cupboard (not tested). Radiator. Double glazed window to front.







Lounge

15'7 x 11'10

Radiator. Double glazed French doors leading to garden.



First Floor Landing

Loft access. Doors to;

Bedroom One

12' max x 11'3 max

Double glazed window to front. Radiator. Door to;





En-Suite

Comprises; low level WC. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower. Radiator. Double glazed window to front.



Bedroom Two

10'10 x 8'8

Double glazed window to rear. Radiator.



Bedroom Three

12'2 max x 6'8

Double glazed window to rear. Radiator.



Bathroom

White suite comprises; low level WC. Pedestal hand wash basin. Panel bath. Radiator.



Outside Rear

52' approx

Measuring approx 52' max. Commencing with paved patio area with remainder being laid to lawn. 13' x 9'8 timber summer house. Enclosed by panel fencing. Side gate giving access to carport/driveway.







Outside Front

Slate shingled front garden. Block paved driveway leading to carport offering off street parking.



Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: Approx. £200pa service charge.

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. These should always be looked at by your legal representative who can advise you further

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

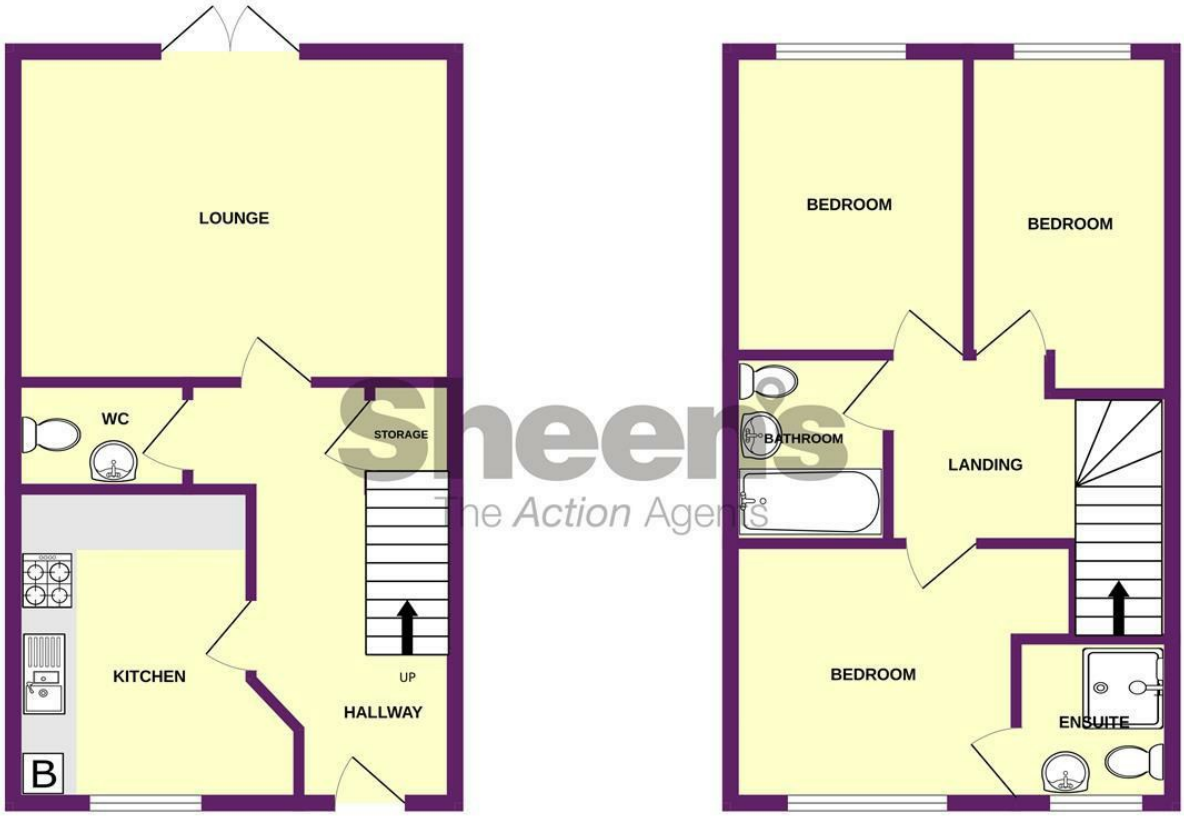
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification 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.

GROUND FLOOR

1ST FLOOR



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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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