

REDUCED

£275,000 Freehold



6 St. Botolph's Terrace, Walton on the Naze, Essex. CO14 8DA

- Three Double Bedrooms
- Semi-Detached House
- Off Road Parking For Multiple Vehicles
- Integrated Appliances To Modern Kitchen
- En Suite To Master Bedroom
- Ground Floor Cloakroom
- Catchment For Walton Primary & TTC
- Close To Beach, Town & Mainline Train Station



PROPERTY DESCRIPTION

Tucked at the end of a Close in the heart of WALTON ON THE NAZE and within walking distance of the Train Station, Town and Beach we have the pleasure in offering For Sale this THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE. Internally you are greeted by a Spacious Entrance Hall, Modern Fitted Kitchen/Diner with Integrated Appliances, Large Rear Facing Lounge with Patio Doors to the Garden and a Ground Floor Cloakroom whilst on the First Floor are Three Double Bedrooms, En-Suite to the Master and a Family Bathroom. Externally there is a Driveway to the Front providing Off-Road Parking for Three Cars and an Enclosed Rear Garden. In our opinion this home ideally located for a family wanting good access to all the local amenities and beach and an early viewing is essential to appreciate the location and size of the property.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Double glazed window to side aspect, laminate flooring, radiator, stairs to first floor with under stair storage cupboard.

CLOAKROOM

White suite comprising of low level WC and a vanity wash hand basin. Double glazed window to side aspect, built in storage cupboard, tiled flooring, radiator, extractor fan.

KITCHEN/DINER

13' 0" x 10' 10" (3.96m x 3.30m) Fitted with range of matching white high gloss eye level, drawer and base units, wooden roll edge work surface inset ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor over, built in double electric oven, washing machine, dishwasher and fridge freezer cupboard housing wall mounted boiler. Double glazed window to front aspect, part tiled walls, tiled floor, radiator.

LOUNGE

14' 0" x 12' 6" (4.27m x 3.81m) Double glazed patio doors to Garden, laminate flooring, radiator.

FIRST FLOOR

LANDING

Built in storage cupboard, fitted carpet, radiator, loft access, doors to all bedrooms and bathroom.

MASTER BEDROOM

14' 1" max x 12' 7" (4.29m x 3.84m) Double glazed window to rear aspect, radiator, fitted carpet, door to En-Suite.

EN-SUITE

White suite comprising of low level WC, vanity wash hand basin and shower cubicle. Fully tiled walls and floor, heated towel rail, extractor fan.

BEDROOM TWO

13' 0" x 7' 3" (3.96m x 2.21m) Double glazed window to front aspect, fitted carpet, radiator.

BEDROOM THREE

10' 7" x 7' 2" (3.23m x 2.18m) Double glazed window to front aspect, fitted carpet, radiator.

FAMILY BATHROOM

White suite comprising of low level WC, vanity wash hand basin and panelled bath with shower attachment over. Obscure double glazed window to side aspect, fully tiled walls and floor, heated towel rail, extractor fan.

EXTERIOR

GARDEN

To the Front: Block paved driveway providing off-road parking for three vehicles, pathway leading to entrance door.

To the Rear: Commencing with a block paved patio, second seating area located at the end of the garden with the remainder laid to lawn. Access to front via side gate.

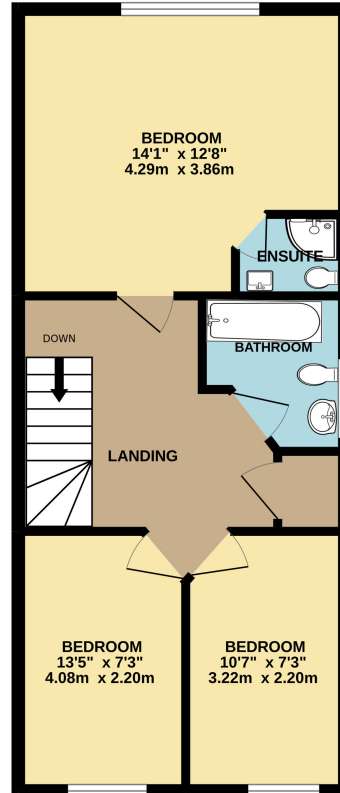
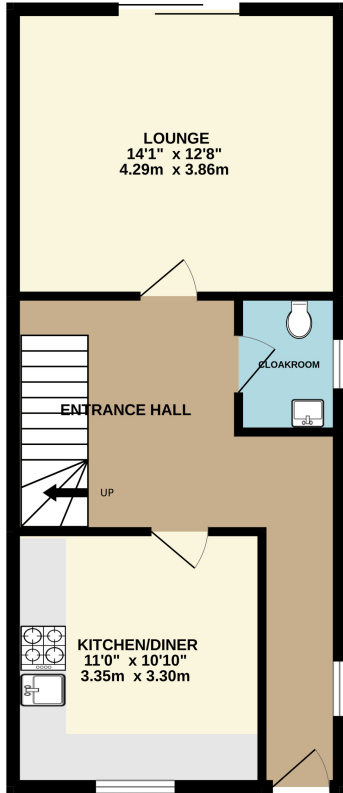


FLOORPLAN & EPC



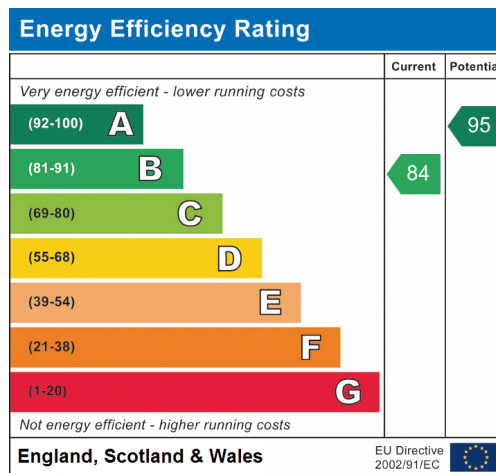
GROUND FLOOR

1ST FLOOR



ST BOTOLPH'S TERRACE

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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