

FOR SALE

£229,995 Freehold



# 17 Station Street, WALTON ON THE NAZE. CO14 8DL

- No Onward Chain - Keys To View
- Two Bedrooms
- Open-Plan Living Areas
- Ground Floor Shower Room
- Double Glazed & Gas Central Heating Throughout
- Front & Rear Garden
- Permit Parking
- Close to Beach/Shops/Railway Station



## PROPERTY DESCRIPTION

Tucked just off the Seafront and being offered with NO ONWARD CHAIN, My Moving Places have the pleasure in bringing to market this EXTENDED TWO DOUBLE BEDROOM MID-TERRACED HOUSE. Internally the current owners have zoned the Lounge Diner to create two functional spaces whilst benefitting from the spacious feel of Open-Plan Living. The Staircase acts as a natural divide whilst allowing Dual Aspect Windows to keep the room Bright. Through to the Kitchen which is set with a Modern Shaker Style leads through to a Generous Sized Shower Room. Two Double Bedrooms can be found on the First Floor with views towards the Church from the rear bedroom. Externally there is a Good Sized Garden to the Rear, to the Front a low maintenance shingled Front Garden and Permit Parking. The location of this property makes it an ideal Holiday Home being a short distance from Walton's Mainline Railway Station, Beach and Town. In our opinion a viewing is essential to fully appreciate the central location of this well proportioned seaside cottage.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Lounge

25' 2" x 13' 1" (7.67m x 3.99m) Double glazed bay window to front, bamboo flooring, smooth and coved ceiling, modern wall mounted electric fire, radiator.

#### Dining Area

Double glazed window to rear, bamboo flooring, smooth and coved ceiling, radiator. Cupboard housing wall mounted boiler (not tested), stairs to first floor giving a natural divide to the Lounge.

#### Kitchen

9' 2" x 6' 4" (2.79m x 1.93m) Fitted with a range of modern shaker style base and matching eye level units, rolled edge work surfaces inset 1 and 1/2 sink and drainer unit. Integrated four ring gas hob, space for fridge freezer and cooker. Obscure half glazed door to garden, double glazed window to side, tiled floor, tiled splashback, textured ceiling.

### SHOWER ROOM

9' x 5' 11" (2.74m x 1.80m) White suite comprising low level WC, pedestal wash hand basin and large shower cubicle with mains shower. Obscure double glazed window to side aspect, tiled floor, part tiled walls, radiator, extractor fan, smooth ceiling.

### FIRST FLOOR

#### Landing

Fitted carpet, coved and textured ceiling.

#### Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m) Double glazed window to front, fitted carpet, coved and textured ceiling, radiator.

#### Bedroom Two

13' 1" x 11' 6" narrowing to 9' 1" (3.99m x 3.51m) Double glazed window to rear, fitted carpet, coved and textured ceiling, radiator.

### EXTERIOR

#### Garden

To the Front: Paved footpath leading to entrance door with remainder shingled.

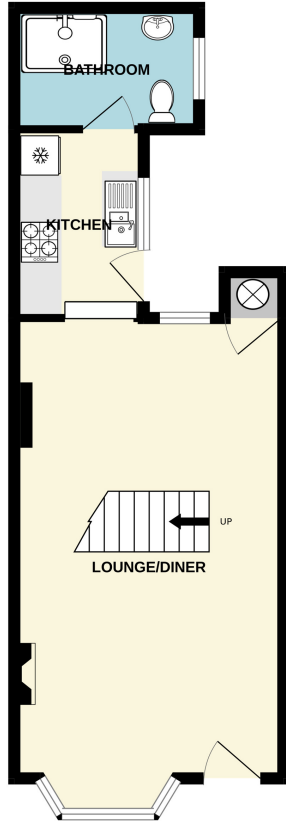
To the Rear: Enclosed garden mainly laid to lawn with with pathway leading to back of garden and concrete patio area. Outside tap and power.



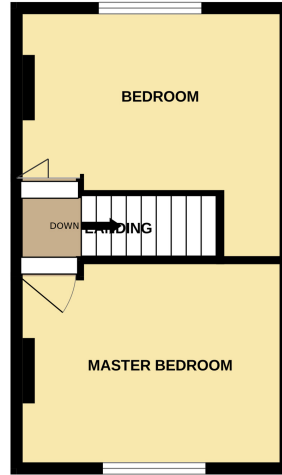
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



STATION STREET

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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