

FOR SALE

£195,000 Freehold



39 First Avenue, WALTON ON THE NAZE. CO14 8JP

- To Be Sold With Tenant
- Two Bedrooms
- Mid-Terraced House
- Ground Floor Cloakroom
- Lounge/Diner
- Fitted Kitchen
- Large Rear Garden
- Walking Distance To Beach



PROPERTY DESCRIPTION

Situated in WALTON-ON-THE-NAZE and being offered For Sale WITH TENANTS IN SITU we have this TWO BEDROOM MID-TERRACED HOUSE. Internally there is an Open-plan Lounge/Diner, Fitted Kitchen, Ground Floor Cloakroom, Two First Floor Bedrooms and Family Bathroom. In addition there is a good sized Rear Garden.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Entrance door, fitted carpet, stairs to first floor.

LOUNGE/DINER

20' 10" x 12' 6" extending to 15'1" (6.35m x 3.81m) Double glazed sliding door to rear, double glazed window to front aspect, under stairs storage cupboard, fitted carpet, smooth ceiling, two radiators.

KITCHEN

8' 5" x 7' 10" (2.57m x 2.39m) Range of base, drawer and matching eye level units, roll edge work surface onset stainless steel sink and drainer unit, built in electric oven, space for fridge/freezer, space and plumbing for washing machine. Double glazed window to side aspect, door to lobby.

LOBBY

4' x 5' 10" (1.22m x 1.78m) Double glazed window to rear aspect, double glazed door to side aspect, wall mounted boiler.

WC

Comprising low level WC and wash hand basin.

FIRST FLOOR

LANDIN

Loft access. fitted carpet.

BEDROOM ONE

10' 6" x 10' 8" Plus fitted wardrobes (3.20m x 3.25m) Double glazed window to front aspect, fitted carpet, radiator.

BEDROOM TWO

8' 5" x 9' 11" (2.57m x 3.02m) Double glazed window to rear aspect, fitted carpet, textured ceiling.

BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m) Comprising low level WC, wash hand basin and bath. Double glazed window, fitted carpet.

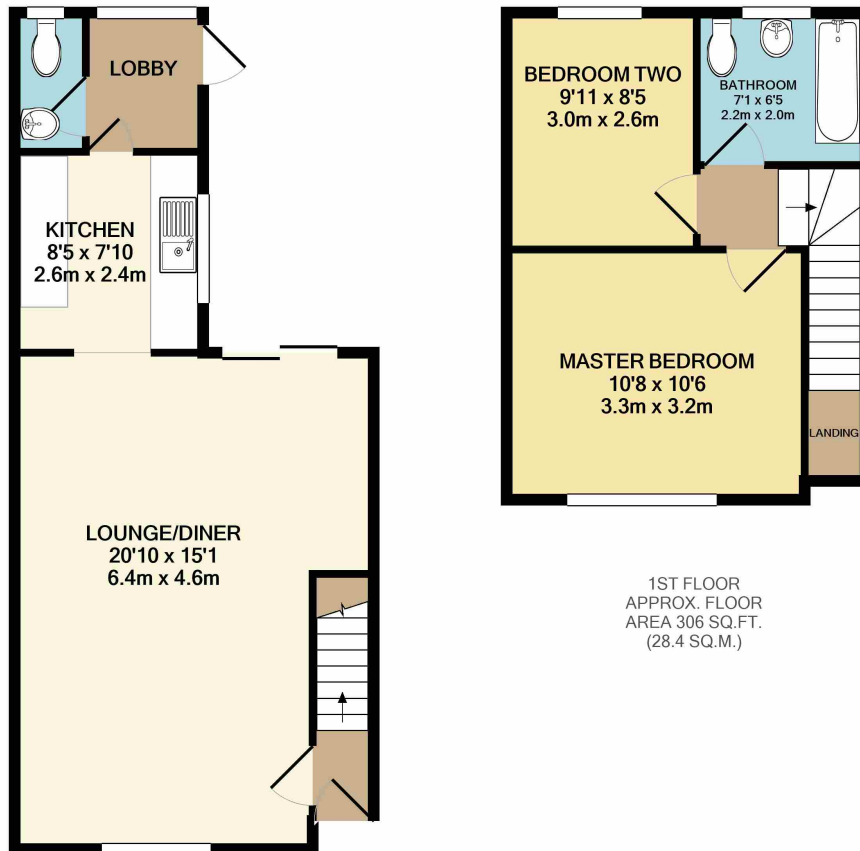
EXTERIOR

GARDEN

Steps down to rear garden, mainly laid to lawn with bushes and decorative shingled area.



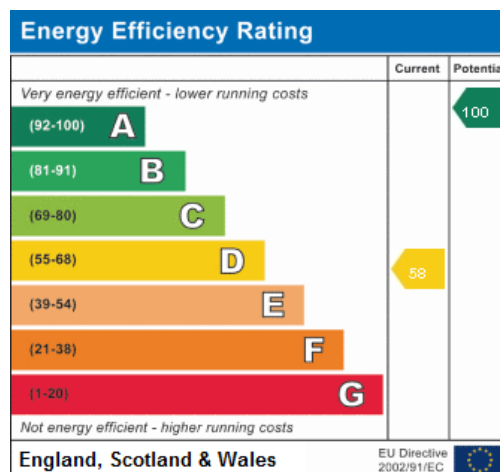
FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.3 SQ.M.)

FIRST AVENUE
TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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