



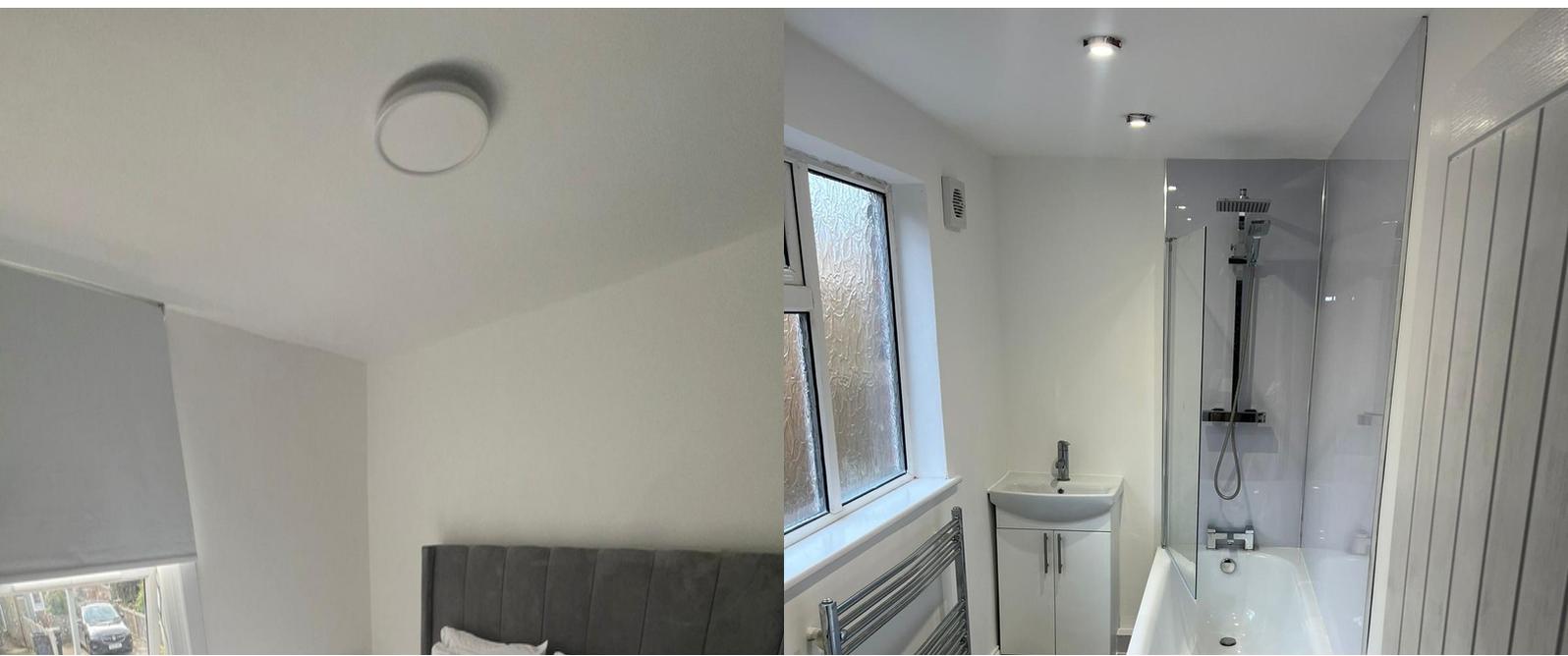
## 24 Alfred Terrace, Walton on the Naze, Essex. CO14 8PD

- Two double bedrooms
- Lounge
- Kitchen/Diner
- Solar panels
- Double glazed
- New ground floor bathroom
- Rear Garden courtyard
- Convenient location near beach, shops
- refurbished
- viewing advised



## PROPERTY DESCRIPTION

Situated within easy reach of Walton's seafront, town centre and mainline railway station, this well-proportioned two-bedroom terraced home offers a practical layout, generous room sizes and excellent potential for both first-time buyers and investors. The property opens into an entrance hall leading through to a spacious lounge at the front of the house, featuring a large window that allows for plenty of natural light. To the rear is a sizeable kitchen/diner, providing ample space for both cooking and entertaining, with room for a dining table and direct access through to the inner hall and ground-floor family bathroom. Upstairs, the first floor comprises two good-sized double bedrooms. The principal bedroom spans the full width of the property and benefits from built-in wardrobe space, while the second bedroom is also well-proportioned and includes additional storage. externally, the home enjoys a private rear garden — ideal for outdoor seating, gardening or summer dining — along with on-street parking available nearby. Walton-on-the-Naze is a popular coastal town known for its sandy beaches, pier and coastal walks. Local shops, schools and amenities are all within convenient distance, and Walton-on-the-Naze railway station provides direct links to Colchester and London Liverpool Street, making the property suitable for commuters as well as holiday home seekers.



## ROOM DESCRIPTIONS

### **Kitchen**

18' 1" x 11' 0" (5.51m x 3.35m) A modern fitted kitchen with a range of cream units and wood-effect worktops, creating a bright and practical cooking space. The room benefits from an integrated oven, ample cupboard storage and space for appliances, with a window above the sink providing natural light.

### **Lounge**

11' 0" x 10' 11" (3.35m x 3.33m) A bright and well-proportioned lounge featuring modern wood-effect flooring and neutral décor, providing a versatile living space ready to personalise. The room offers ample space for seating and furniture, with an open aspect through to the kitchen area enhancing the sense of light and practicality for everyday living.

### **Bathroom**

A modern family bathroom fitted with a contemporary white suite, including a panelled bath with shower and glass screen, wash hand basin with vanity storage and WC. The room is finished with stylish flooring, chrome heated towel rail and a frosted window providing natural light and ventilation.

### **Bedroom 2**

11' 0" x 8' 6" (3.35m x 2.59m) A bright and neatly presented bedroom featuring neutral décor and soft carpet flooring, fitted storage space, creating a comfortable and inviting space. The room benefits from a rear-facing window allowing for good natural light, along with a radiator and space suitable for bedroom furniture.

### **Master bedroom**

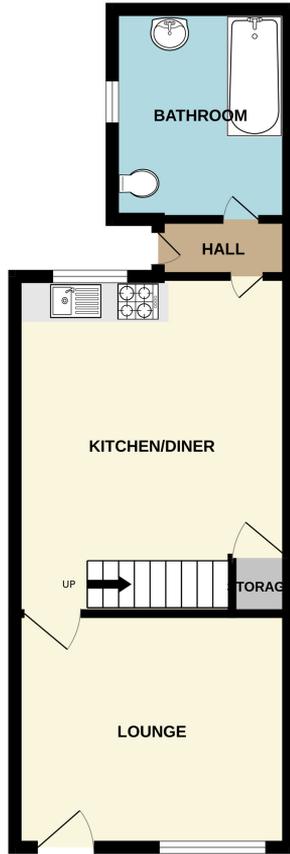
11' 1" x 11' 0" (3.38m x 3.35m) A bright, well-proportioned bedroom with a large window allowing plenty of natural light, complemented by neutral décor and soft carpet flooring, along with a wall-mounted radiator. The room further benefits from a fitted wardrobe for practical storage and an attractive fireplace that adds character and a focal point to the space.



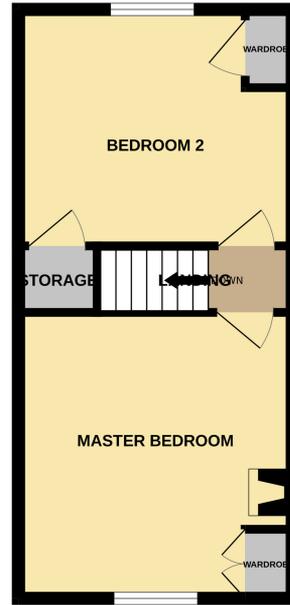
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



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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