

FOR SALE

£250,000 Freehold



## 36 First Avenue, Walton on the Naze, Essex. CO14 8JP

- No Onward Chain
- Terraced Cottage
- Two Bedrooms
- First Floor Family Bathroom
- Rear Facing Kitchen/Diner
- Potential For Off Road Parking (S.T.P.P)
- Well Stocked Cottage Garden
- Quiet & Non-Estate Position



## PROPERTY DESCRIPTION

It is with real pleasure to offer with NO ONWARD CHAIN this TWO BEDROOM TERRACED COTTAGE nestled in a quiet road close to the Beach in WALTON ON THE NAZE. The location of this home is ideal for anyone wanting to be in catchment to Walton Primary School as well as being close to the Naze Tower, Beaches and Backwaters. On arrival you step through the Porch and into the Entrance Hall. From the Hall you are welcomed into the Lounge which surprises you with high ceilings and modern beach feel. The Kitchen/Diner is to the Rear and overlooks the Garden, the Kitchen itself Shaker Style maximises the space to allow a generous sized Dining Area. In addition the current owner had just had a New Baxi Combi Boiler Fitted. The First Floor has Two Bedrooms and a Family Bathroom, again with high ceilings and decorated well. Externally the Front is low maintenance with the potential to put in a Dropped Kerb to give Off-Road Parking (STPP) and to the Rear a true Cottage Style Garden with Well Stocked Bordered, a Beautiful Cobble Stone Patio and a 8'x10' Summer House. In our opinion this Cottage needs to be viewed to fully appreciate the quiet location of this deceptively spacious home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

Wooden glazed entrance door, windows to front and side aspects, obscure double glazed door to Entrance Hall.

#### ENTRANCE HALL

Stairs to first floor, door to lounge, fitted carpet.

#### LOUNGE

12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window to front aspect, under stairs cupboard, laminate flooring, radiator.

#### KITCHEN/DINER

15' 6" x 11' 7" (4.72m x 3.53m) Range of white shaker style eye level and base units, roll edge work surface, inset stainless steel sink and drainer unit. Space for gas or electric cooker with extractor over, space for under counter fridge, space and plumbing for washing machine. Larder cupboard with electric, cupboard housing wall mounted combi Baxi boiler (newly fitted). Double glazed UPVC door to garden, two double glazed windows to rear aspect, radiator, vinyl floor tiles, white tiled splashback.

### FIRST FLOOR

#### LANDING

Access to loft via hatch ( the vendor has advised us this has been well insulated), fitted carpet.

### MASTER BEDROOM

15' 3" reducing to 12' x 11' 9" (4.65m x 3.58m)

Two double glazed windows to front aspect, radiator, laminate flooring.

### BEDROOM TWO

11' 7" x 8' 4" (3.53m x 2.54m) Double glazed window to rear aspect, radiator, fitted carpet.

### BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m) White suite comprising low level WC, vanity wash hand basin and panelled bath with shower and screen. Obscure double glazed window to rear aspect, part tiled walls, radiator, vinyl flooring.

### EXTERIOR

#### GARDEN

To the Front: Low maintenance shingled frontage with path leading to porch. Note neighbours have had dropped kerbs fitted to utilise this space for off road parking.

To the Rear: Commencing with attractive cobble stone patio with remainder laid to lawn. Well stocked and attractive flower and shrub borders, 8'x10' Summerhouse to rear of garden and two brick built storage sheds with power. Additional outside sockets, back gate providing rear access.

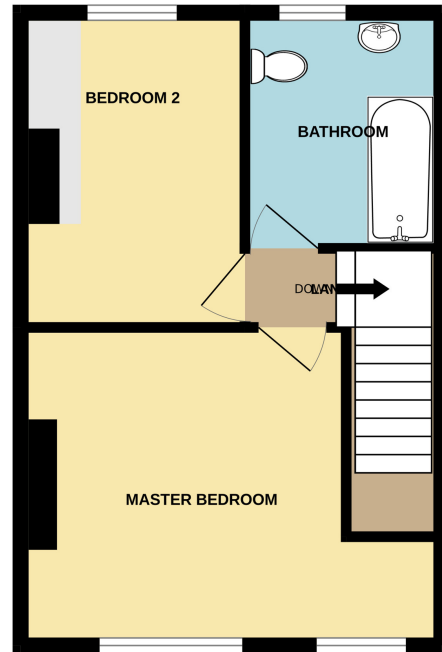
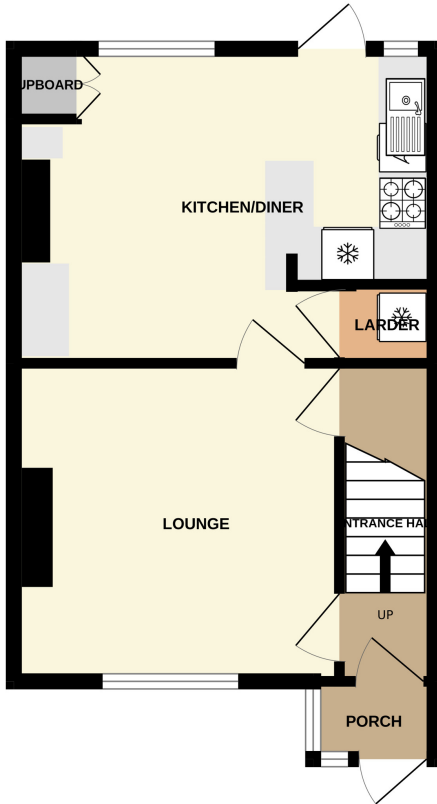


# FLOORPLAN



GROUND FLOOR

1ST FLOOR



FIRST AVENUE

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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