



Grove Avenue, Walton on the Naze, Essex. CO14 8QX

- No Onward Chain - Keys To View
- Two/Three Bedrooms
- Shaker Style Kitchen
- Dual Aspect Lounge
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating
- Large Rear Garden
- Close To Shops, Mainline Train and Beach



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located in the popular Seaside Town of WALTON ON THE NAZE My Moving Places have the pleasure in offering For Sale this TWO/THREE DOUBLE BEDROOM MID TERRACED HOUSE. The position of this home is ideal for anyone wanting to be close to Walton's Mainline Railway Station, Town and Beach. Internally you step into a Central Entrance Way with the Lounge to the right and the Kitchen to the left. The Lounge is Dual Aspect and the Kitchen is fitted with Modern Shaker Style units. Through the Kitchen you walk into the Rear Lobby which gives way to a Shower Room and Bedroom Three or Second Reception Room. To the First Floor are Two Double Bedrooms and a Family Bathroom. Externally the Front is fenced with low maintenance block paving and to the rear a Large Garden approximately 150ft. In our opinion a viewing is essential to appreciate the versatile layout of this well proportioned home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Wooden entrance door, stairs to First floor, fitted carpet.

LOUNGE

Double glazed window to front, fireplace with surround and hearth, fitted carpet, two radiators.

KITCHEN

Range of shaker style base, drawer and eye level units, square edge work surface, inset stainless steel sink and drainer unit. Space for range cooker with extractor over, space for fridge/freezer, space and plumbing for dishwasher. Double glazed windows to front and rear, vinyl flooring, tiled splashback, under stair storage cupboard, radiator. Archway leading to:

REAR LOBBY

Wooden door to rear garden, storage cupboard, vinyl flooring, radiator.

SHOWER ROOM

Suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Wall mounted storage, vinyl flooring, extractor fan, part tiled walls, heated towel rail.

BEDROOM/RECEPTION ROOM

Double glazed window to rear, double glazed French doors to rear garden, fitted carpet, radiator.

FIRST FLOOR

BEDROOM

Double glazed windows to front and rear, built in storage cupboard, built in wardrobes, fitted carpet, radiator.

LANDING

Obscure double glazed window to rear, storage cupboard housing combi boiler, loft access, fitted carpet.

BEDROOM

Double glazed window to rear, built in storage cupboard, fitted carpet, radiator.

BATHROOM

Suite comprising low level WC, extended vanity unit, inset wash hand basin, free feature bath with miser tap and shower attachment. Obscure double glazed window to rear, part tiled walls, vinyl flooring, heated towel rail.

EXTERIOR

GARDEN

To the Front: Block paved with raised bricked flower beds.

To the Rear: Commencing with paved patio, raised patio with remainder laid to lawn. Mature shrubs.

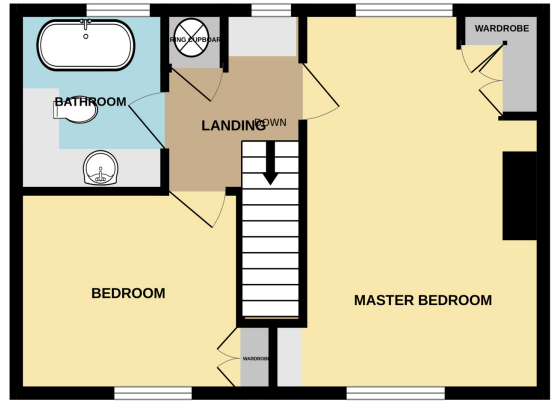


FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



GROVE 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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