

FOR SALE

£279,995 Freehold



9 High Street, Walton on the Naze, Essex. CO14 8BN

- Semi Detached Town House
- Five Bedrooms
- Ground Floor Cloakroom
- First Floor Bathroom & Shower Room
- Modern Shaker Style Kitchen
- Two Reception Rooms
- Maintenance And Repairs Required
- Close To Town, Beach and Railway Station
- Rear Garden & Garage



PROPERTY DESCRIPTION

My Moving Places are delighted to present this substantial five-bedroom, three-storey semi-detached townhouse, ideally situated in the heart of Walton-on-the-Naze. Perfectly located for everyday convenience, the home is just a short distance from the town centre, seafront, mainline railway station, local bus links, and falls within catchment for Walton Primary School and Tendring Technology College. The property offers generous and versatile accommodation, including two reception rooms, a ground-floor cloakroom and a rear-facing kitchen opening onto the garden. Across the upper floors are five bedrooms along with a family bathroom and separate shower room, with the top floor offering excellent potential to create a spacious principal bedroom suite. The property does require updating and modernisation throughout and would benefit from a programme of refurbishment to bring it to its full potential. However, it offers fantastic scope for those looking to add value and create a home to their own taste — an ideal opportunity for renovators, investors or families seeking a long-term project. Externally, the home benefits from a low-maintenance rear garden with gated access and a garage to the rear, as well as off-road parking to the front and side. With its spacious layout, central location and excellent potential, we highly recommend an internal viewing to appreciate the size and possibilities this home offers.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Obscure double glazed entrance door, fitted carpet, radiator.

CLOAKROOM

Fitted with low level WC and wall mounted wash hand basin. Tiled splashback, vinyl flooring, extractor.

LOUNGE

14' 5" x 11' 1" (4.39m x 3.38m) Double glazed window to front aspect, feature fireplace with hearth and hand made surround, fitted carpet, radiator.

DINING ROOM

11' 4" x 10' 2" (3.45m x 3.10m) Double glazed window to rear aspect, wood flooring, radiator.

KITCHEN

15' 4" x 8' 1" (4.67m x 2.46m) Range of matching shaker style eye level, base and drawer units, roll edge work surface inset sink and drainer unit, space for free standing cooker, fridge and condensing tumble dryer, space and plumbing for washing machine and dishwasher. Double glazed door to garden, double glazed windows to side and rear aspects, tiled floor, tiled splashback.

FIRST FLOOR

LANDING

Split landing, fitted carpet, radiator.

MASTER BEDROOM

14' 5" x 11' 1" (4.39m x 3.38m) Double glazed window to front aspect, fitted carpet, radiator.

SHOWER ROOM

Large shower cubicle with electric power shower and wash hand basin. Double glazed window to side aspect, heated towel rail, tiled floor, part tiled walls.

BEDROOM

11' 4" reducing to 9'2" x 10' 2" (3.45m x 3.10m) Double glazed window to rear aspect, fitted carpet, radiator.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and slipper bath with mixer tap and shower attachment. Obscure double glazed window to side aspect, heated towel rail, vinyl flooring, wood panelled walls.

BEDROOM

9' 3" x 7' 6" (2.82m x 2.29m) Double glazed window to rear aspect, fitted carpet, radiator, cupboard housing wall mounted boiler.

SECOND FLOOR

LANDING

Double glazed window to rear aspect, wood floor, radiator.

BEDROOM/STUDY

12' 5" x 7' 4" (3.78m x 2.24m) Double glazed window to rear aspect, wood floor, radiator.

BEDROOM

14' 9" x 14' 7" (4.50m x 4.45m) Double glazed window to front aspect, wood floor, radiator.

EXTERIOR

GARDEN

Hard standing garden leading to a garage at the far end, large shed in front, double gates to front.

FRONT AND SIDE

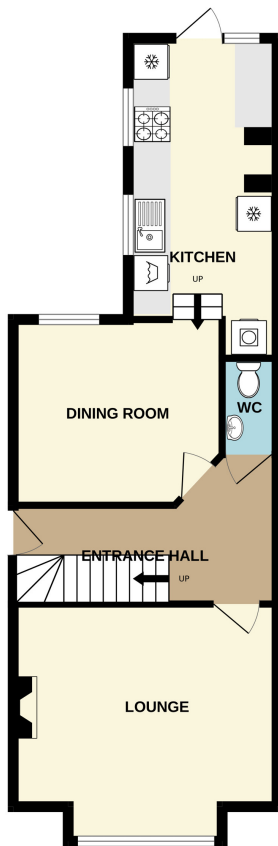
Block paved driveway to the front and leading down the side to a shared driveway, outside tap, double gates to garden.



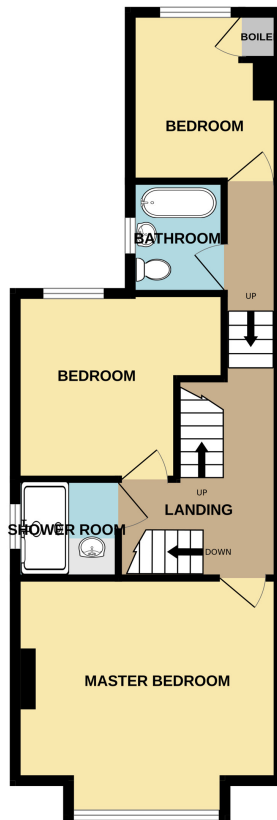
FLOORPLAN



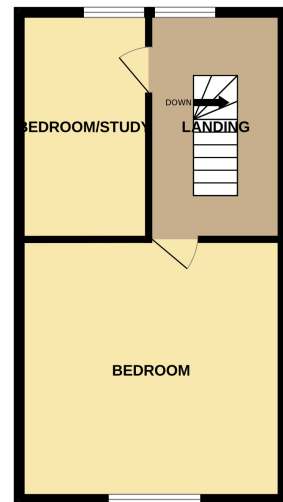
GROUND FLOOR



1ST FLOOR



2ND FLOOR



HIGH 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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