Fenn Wright
THE HOME OF PROPERTY



28 Station Street, Walton on the Naze, Essex, CO14 8DW

Guide Price: £200,000 - £210,000 Subject to Contract - Freehold

Occupying a lovely position within easy reach of the local beach and seafront an established two bedroom house with off road parking for a number of vehicles and the benefit of an additional coach house requiring renovation but offering excellent potential.

- Established Two Bedroom House
- Additional Coach House
- Spacious Lounge
- Off Road Parking
- Close to Seafront
- Within Easy Reach of Amenities

colchester@fennwright.co.uk 01206 763388











Entrance door to lounge having central fireplace with display mantle, stair flight to first floor and door to kitchen with exposed red brickwork, walk in larder, work surface with inset sink, fitted wall units, stable door to rear.

On the first floor is a landing with doors leading off and there are two well proportioned bedrooms, one of which houses the gas boiler and there is a spacious bathroom with free standing bath, separate tiled shower cubicle, low level WC and wash basin.

Outside

To the front of the property is a shared pathway with the adjoining neighbour and a block paved driveway providing off road parking with gated access to additional parking for small boat, caravan etc.

To the rear of the property is an easy to manage courtyard style garden and a coach house requiring renovation but providing excellent potential to be utilised as a home office, studio or workshop, subject to requiring any necessary planning consent.

Important information

Council Tax Band - A
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC Rating - E
Ref - COL260251/GB

Directions

Please use postcode CO14 8DW for Satnav.

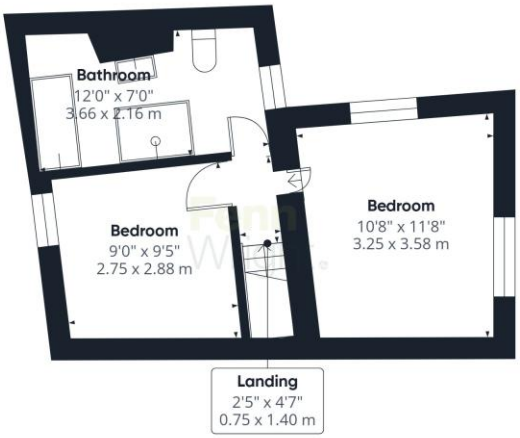


Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

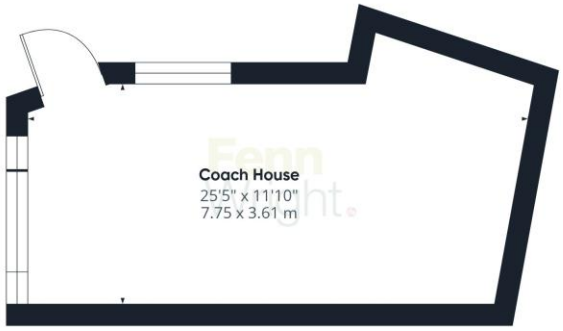
28 Station Street
Walton on the Naze
Essex, CO14 8DW



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Fenn Wright.

Approximate total area(1)
908 ft²
84.4 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FennWright.

146 High Street, Colchester, CO1 1PW
01206 763388
colchester@fennwright.co.uk
fennwright.co.uk

Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OnTheMarket
rightmove
RICS®
The Property Ombudsman