



82 Hall Lane Walton On The Naze Essex
CO14 8HQ

£169,995



omegaps.co.uk

Clacton on Sea: 01255 222882 - Holland on Sea: 01255 815511 - Walton-on-the-Naze: 01255 671212

82 Hall Lane Walton On The Naze Essex

CO14 8HQ

£169,995

In need of refurbishment is this 3 bedroom mid terrace house positioned towards the highly popular Naze end of town and close to Walton's sea front. An internal viewing is recommended to appreciate the potential this property has to offer.

- Three Bedrooms
- 13'7 x 12'2 Lounge
- 18'2 x 12'5 Kitchen/Diner
- Garage

DETAILS WITH APPROXIMATELY ONLY ROOM SIZES

Double Glazed Entrance door to Porch with further door to:

INNER HALL: Radiator stairs to first floor, doors to:

LOUNGE 13'7 x 12'2 into bay (4.14m x 3.71m into bay): Feature fire place and shelving beside, radiator, coved and textured ceiling, double glazed bay window to front.

KITCHEN/DINING ROOM 18'2 x 12'5: (5.54m x 3.78m:)

Kitchen Area: One and half bowl sink unit set in roll edge work surface with matching eye and base level units, space for appliance, further roll edge work surface with units below, space for freestanding cooker, coved and textured ceiling, door to rear garden. open plan to:

Dining Area: Radiator x 2, coved and textured ceiling, double glazed patio doors to rear.

BEDROOM 1: 12'11 x 7'9 (3.94m x 2.36m) Built in wardrobes, radiator, coved and textured ceiling, double glazed window to front.

BEDROOM 2: 9'11 x 8'10 (3.02m x 2.69m) Radiator, coved and textured ceiling, double glazed window to rear.

BEDROOM 3: 7'10 x 7'9 (2.39m x 2.36m) Radiator, coved and textured ceiling, double glazed window to front.

BATHROOM: Panel enclosed corner bath with mixer tap and shower over, low level w/c, pedestal wash hand basin, coved and textured ceiling, double glazed window to rear.

OUTSIDE:

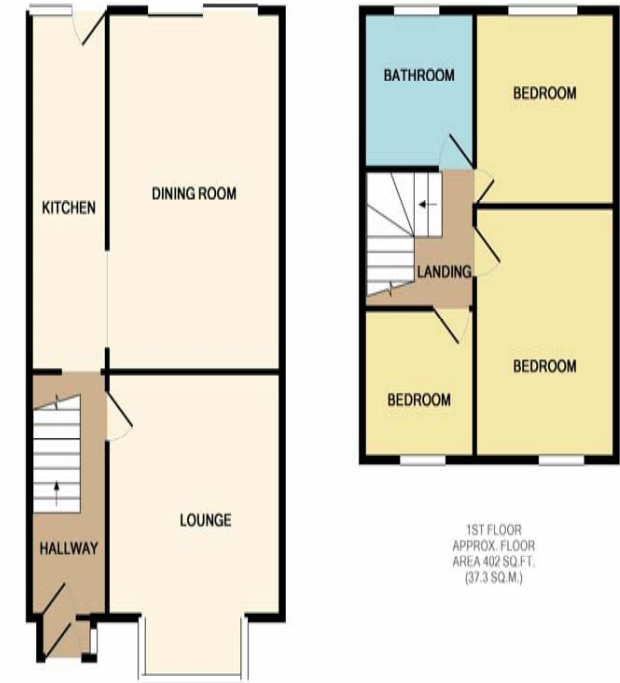
FRONT: Mainly laid to lawn with concrete path leading to front door

REAR: Mainly laid to lawn with small pond to far end of garden.

GARAGE: Access to garage from Beatrice road, power and light connected.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view



GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019