

NAZE PARK ROAD, WALTON-ON-THE- NAZE, ESSEX, CO14 8JN

Price

£260,000

FREEHOLD

- Three Bedrooms
- Distant Backwater Views
- Utility Room
- Ground Floor Bathroom & First Floor Shower Room
- Secluded Rear Garden
- Popular 'Naze' Location
- Modernisation Required
- Investment Opportunity
- Council Tax Band - B
- EPC Rating = TBC



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ESTATE AGENTS



Situated in a non-estate position in the ever popular 'Naze' location in Walton-on-the-Naze, Fentons have the pleasure in offering for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property offers a spacious lounge, kitchen/breakfast room, utility room, ground floor bathroom, en-suite shower room & a secluded rear garden. Naze Park Road is located perfectly for ease of access to the seafront which is within 250 metres and the town centre with its array of local shopping amenities and the mainline railway station are within one mile of the property.

Accommodation comprises of approximate room sizes

Double glazed French doors leading to:-

Porch

Double glazed windows to side. Upvc double glazed door leading to:-

Lounge

16'10" into bay x 14'2"

Wooden dire surround with inset electric fire. Two radiators. Double glazed bay window to front. Open access to:-

Kitchen/Breakfast Room

14'3" x 11'9"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in electric eye level double oven. Further selection of matching units at both eye and floor level. Stair flight to first floor. Under stairs storage cupboard. Space for fridge/freezer. Centre freestanding worksurface area ideal for seating. Radiator. Double glazed window to rear. Door to:-

Utility Room

8'2" x 7

Rolled edge worksurface with space for washing machine and tumble dryer under. Wall mounted boiler providing heating and hot water throughout. Tiled splashback. Tiled flooring. Additional eye level units. Double glazed window to rear. Obscured double glazed door leading to rear garden. Door to:-

Ground Floor Bathroom

Suite comprises low level w/c. Pedestal wash had basin. Corner jacuzzi bath with wall

mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured double glazed window to side.

Landing

Loft access. Doors to all rooms. Door to:-

Bedroom One

14'3" x 9'1"

Built in storage cupboard. Radiator. Double glazed window to rear with distant backwater views. Door to:-

En-Suite

Suite comprises low level w/c. Vanity wash hand basin with miser tap and storage cupboard under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Built in airing cupboard housing hot water cylinder. Weatherboard splashback. Heated towel rail. Obscured double glazed window to rear.

Bedroom Two

11'9" x 8'7"

Radiator. Double glazed window to front.

Bedroom Three

11'8" x 5'4"

Radiator. Double glazed window to front.

Outside - Rear

Majority laid to paving. Remainder laid to lawn. Array of shrubs. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Concrete ramp leading to entrance door. Remainder laid to paving. Enclosed by low panelled fencing.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER)

REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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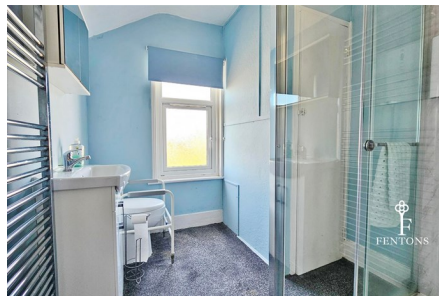




These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

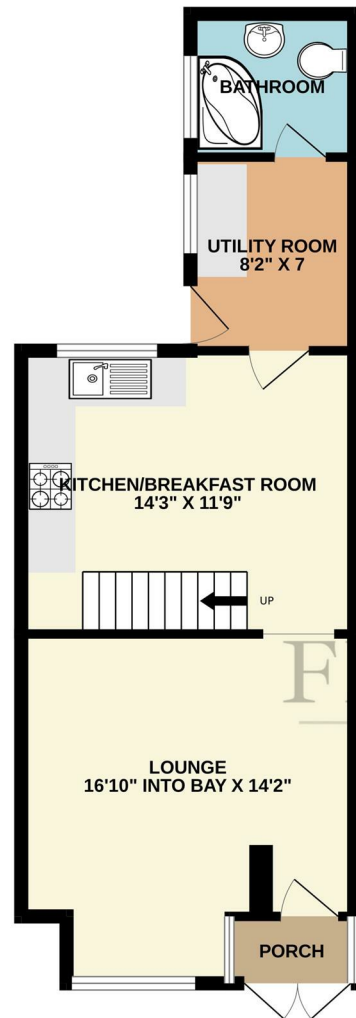
You will find a list of any/all referral fees we may receive on our website



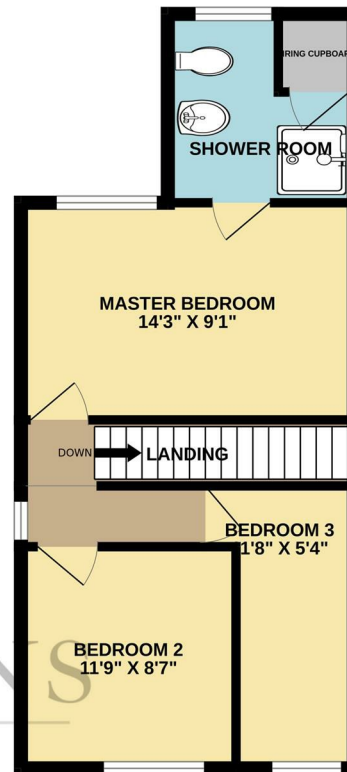
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GROUND FLOOR



1ST FLOOR



NAZE PARK ROAD

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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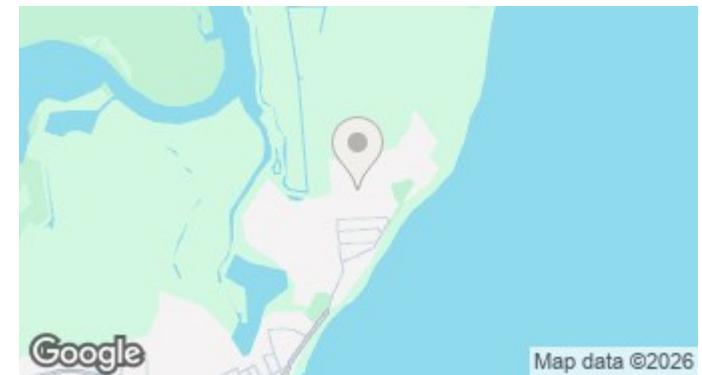
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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