

WOODBERRY WAY, WALTON-ON-THE- NAZE, ESSEX, CO14 8EL

Price

£249,995

FREEHOLD

- Charming Four-Bedroom Coastal Home
 - No Onward Chain
 - Non-Estate Position
- Beautifully Presented Throughout
- Spacious Kitchen/Dining Room
- Family Bathroom And Separate WC
- Delightful Enclosed Rear Garden
- Within Easy Reach Of Beaches, Railway Station And Local Amenities
 - EPC Rating E
 - Council Tax Band C



FENTONS
ESTATE AGENTS



Situated in a non-estate position in the popular seaside town of Walton-on-the-Naze, Fentons Estate Agents are pleased to offer for sale this CHARMING FOUR-BEDROOM COASTAL HOME, being offered with NO ONWARD CHAIN. Beautifully presented throughout, the accommodation comprises a welcoming lounge, spacious kitchen/dining room, versatile ground-floor bedroom/study, three further bedrooms, family bathroom and separate WC. Outside, the delightful enclosed rear garden features a lawn, decking and pergola-covered seating area, ideal for relaxing and entertaining. Conveniently positioned within easy reach of beautiful beaches and local amenities, this charming home offers an excellent opportunity to enjoy coastal living. Early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Sealed unit composite door leading to:-

Entrance Hall

Solid oak flooring. Electric heater. Under-stair storage cupboard. Stair-flight to first floor. Opening to:-

Lounge

11'4" x 13'3"

Bedroom Four/Study

11'4" x 11'2"

Solid oak flooring. Electric radiator. Sealed unit double glazed window to rear.

Kitchen/Dining Room

23' x 10'5"

Fitted in a range of modern matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with extractor hood above and electric oven below. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Electric heater. Spotlights. Wood effect LVT flooring. Sealed unit double glazed windows to rear and side. Sealed unit double glazed door to garden.

Landing

Electric heater. Loft access. Doors to:-

Master Bedroom

17'2" x 11'5"

Solid oak flooring. Electric heater. Sealed unit double glazed windows to front.

Bedroom Two

11'1" x 11'4"

Solid oak flooring. Electric heater. Sealed unit double glazed window to rear.

Bedroom Three

10' x 8'5"

Solid oak flooring. Electric heater. Sealed unit double glazed window to rear.

Family Bathroom

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted paneled bath with wall mounted shower attachment and tiled splash back. Electric heater. Extractor fan. Frosted sealed unit double glazed window to side.

W/C

White suite comprises of high level w/c. Pedestal wash hand basin. Tiled splash back. Obscured sealed unit double glazed window to side.

Outside - Rear

Part shingled area. Remainder klaid to lawn. Wooden decking area with

pergola-covered seating area. Storage shed to remain.
Beds stocked well with plants, shrubs and bushes.
Unoverlooked. Enclosed by paneled fencing.

Outside - Front

Tiled pathway leading to front door. Remainder laid to shingle. Enclosed by brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No

(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



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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.

Disclaimer - Wide Angle Lens Etc

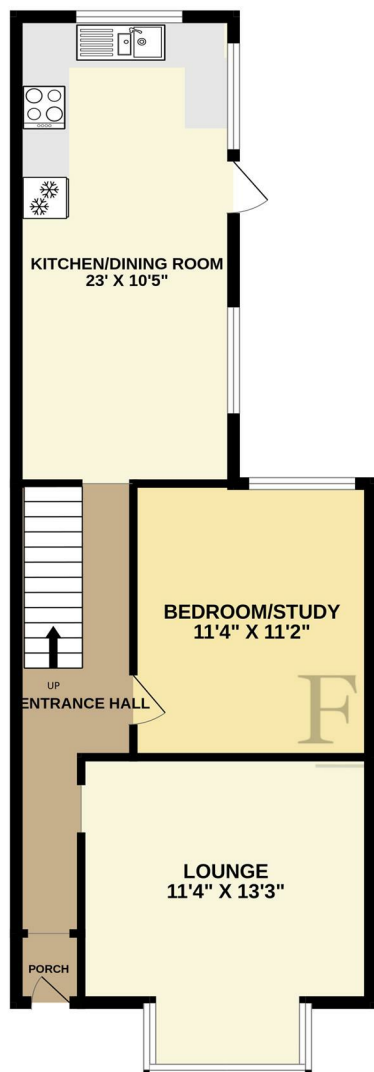
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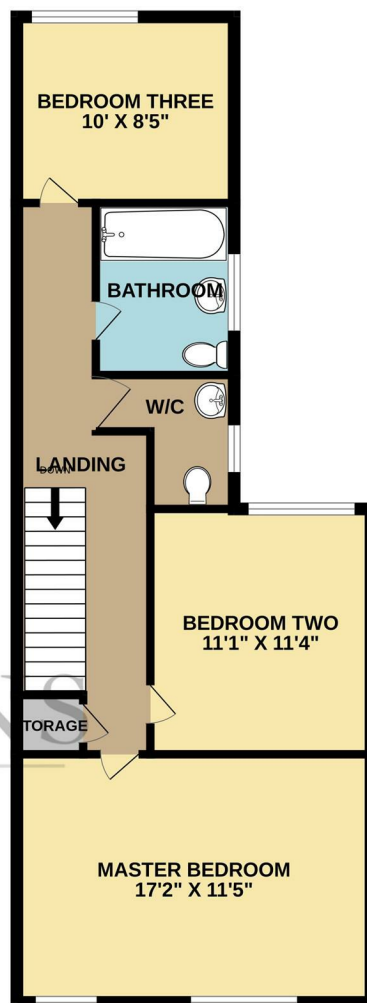
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GROUND FLOOR



1ST FLOOR



20 WOODBERRY WAY

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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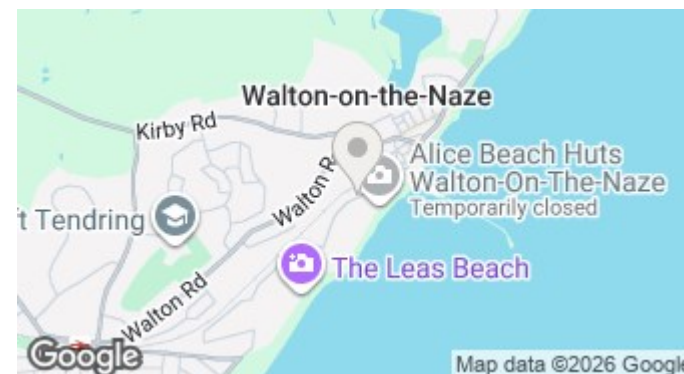
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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