COLUMBINE GARDENS, WALTON ON THE NAZE, ESSEX, CO14 8NN

Price

£350,000

FREEHOLD

- Three/Four Bedrooms
- Modern Kitchen & Bathroom's
- En-Suite to Master Bedroom
- Garage & Off Street Parking
- Secluded Rear Garden
- Bedroom 4/Study
- Ground Floor WC & First Floor Bathroom
- Extended Dining Space & Additional Reception Room
- No Onward Chain
- Council Tax Band - C / EPC Rating - D

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Situated in the popular coastal town of Walton-on-the-Naze within a short stroll to Frinton SEAFRONT, Fentons are delighted to offer for sale this EXTENDED, THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. The property has undergone some modernisation benefiting from an En-Suite to the Master Bedroom, modern kitchen & bathroom and spacious living accommodation throughout. The property offers a light and airy feel and is located within 500 metres of the seafront and within one mile of Frinton's town centre and mainline railway station. It is in the valuers opinion that an early inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Vinyl flooring. Two obscured sealed unit double glazed full length windows to side. Radiator. Doors to:

Lounge

14'10" x 14'4" max

Vinyl flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed bay window to front.

WC

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted heated towel rail.

Bedroom 4/Study

7'6" x 6'8"

Radiator. Sealed unit double glazed window to side. Door to:

Kitchen/Diner

23'9" max x 14'3" max

Fitted with a range of matching fronted units. Quarts work surfaces. Inset ceramic bowl sink and quartz drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Glass display cupboards. Corner shelving unit. Space for 'American' style fridge/freezer. Plumbing for washing machine and tumble dryer. Under stairs storage cupboard. Part tiled walls. Vinyl flooring. Part obscured sealed unit double glazed window to rear. Double sliding doors leading to:

Conservatory

10'10" x 9'7"

Laminate oak flooring. Sealed unit double glazed sliding patio doors to side and rear leading to rear garden.

Landing

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access with pull down ladder. Doors to:

Master Bedroom

11'10" x 11'5"

Built in walk in wardrobe with integral shelving units. Radiator. Newly installed sealed unit double glazed window to front. Door to:

En-Suite

Newly fitted suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed fitted shower cubicle with downfall and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Newly installed obscured sealed unit double glazed window to side.

Bedroom 2

10'8" max x 8'11"

Laminate flooring. Radiator. Newly installed sealed unit double glazed window to rear.

Bedroom 3

7'9" x 5'7"

Laminate flooring. Radiator. Newly installed sealed unit double glazed window to rear.

Bathroom

Modern bathroom suite comprises of low level WC. Vanity wash hand basin with high gloss storage cupboards under and mixer tap. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Newly installed obscured sealed unit double glazed window to side.

Outside - Rear

Part paved area. Remainder laid to astroturf. Beds laid to bark. Private access door to shed with power and light connected. Shed also has private access door to garage with further power and light connected. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with double doors. Remainder laid to lawn. Outside light.

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): 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

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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

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.

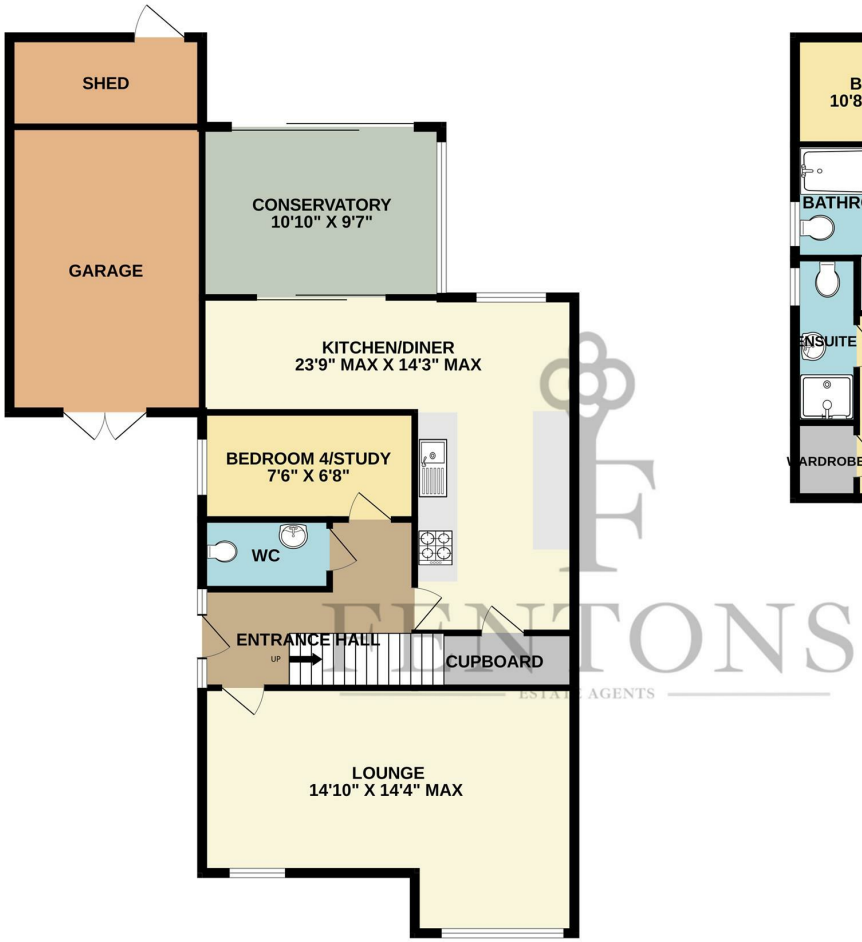
REFERRAL FEES

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

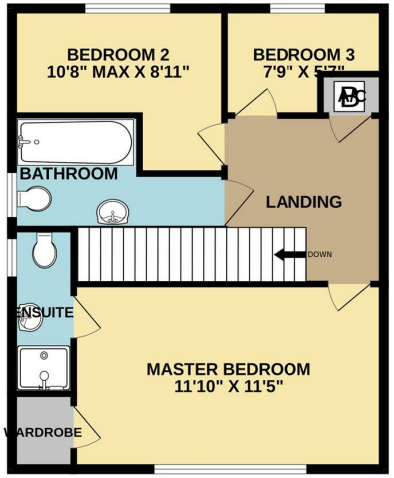
Section 21 - Relative -

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is a relative of Fentons

GROUND FLOOR



1ST FLOOR



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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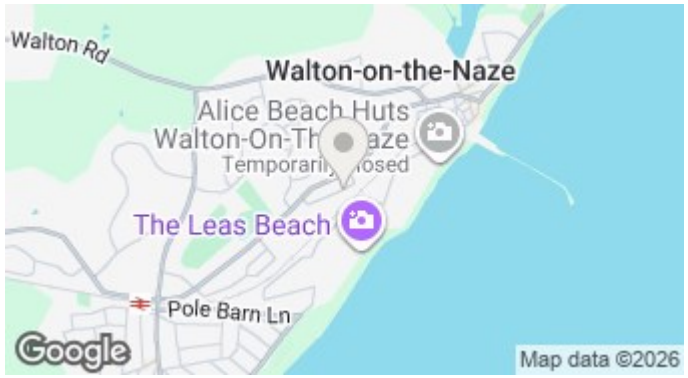
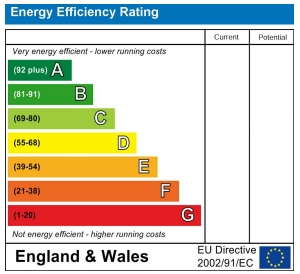
Council Tax Band

C





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