ARTHUR RANSOME WAY, WALTON-ON-THE-NAZE,

Price , CO14 8FB

£275,000

FREEHOLD

- Three Bedrooms
- En-Suite To Master Bedroom
- Modern Fitted Kitchen/Breakfast Room
- 15'6" x 11'9" Lounge
- Ground Floor Cloakroom & First Floor Bathroom
- Distant 'Backwater' Views
- Popular Development In Coastal Town
- Off Street Parking & Car Port
- Close To Scenic Countryside Walks, Town Centre & Seafront
- EPC Rating B/Council Tax Band - C

3 0 1 B

FENTONS
ESTATE AGENTS

*** PRICED TO SELL *** Situated on the popular 'Hamford Park' development in the heart of the popular coastal town of Walton-on-the-Naze is this modern THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts a master bedroom with en-suite, modern fitted kitchen/breakfast room with integrated appliances, ground floor cloakroom and first floor bathroom and a 15'6" lounge overlooking the 32' rear garden. To the front is off street parking for two vehicles leading to a pitched roof car port. This energy efficient property was built in 2019 and is perfectly located within easy reach of shopping amenities, the mainline railway station and the seafront.

Accommodation comprises of approximate room sizes

Obscured composite entrance door leading to:-

Hallway

Stair flight to first floor. Built in understairs storage cupboard. Luxury vinyl flooring. Radiator. Door to:-

Kitchen/Breakfast Room

11'3" x 10'1"

Fitted with a range of modern matching handleless units. Wood effect square edge worksurfaces with upstands and inset one and a half bowl sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Double glazed Georgian style window to front.

Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin with splashback. Luxury vinyl flooring. Extractor fan.

Lounge

15'6" x 11'9"

Radiator. Double glazed French style doors with full length side windows leading to rear.

First Floor Landing

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

Bedroom One

12'1" max x 11'2"

Radiator. Double glazed Georgian style window to front. Door to:-

En-Suite

White suite comprises low level w/c. Pedestal wash hand basin with tiled splash back. Fitted corner shower cubicle with wall mounted electric Aqualisa shower. Luxury vinyl flooring. Heated towel rail. Extractor fan. Obscured double glazed Georgian style window to front.

Bedroom Two

10'10" x 8'7"

Radiator. Double glazed Georgian style window to rear with partial backwater views.

Bedroom Three

12'2" x 6'7"

Radiator. Double glazed Georgian style window to rear with partial backwater views.

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower and fitted shower screen. Part tiled walls. Luxury vinyl flooring. Radiator. Extractor fan.

Outside - Rear

32' approx

Patio area. Part shingled seating area. Remainder laid to lawn. Beds stocking flowers, shrubs and bushes. Wooden storage shed to remain. Outside tap. Gate giving access to front.

Outside - Front

Part shingled with array of shrubs. Driveway providing ample off street parking for two vehicles leading to undercover pitched roof carport.

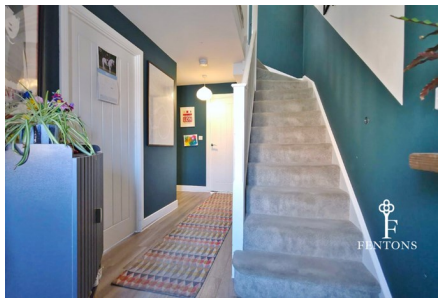
Material Information - Freehold Property

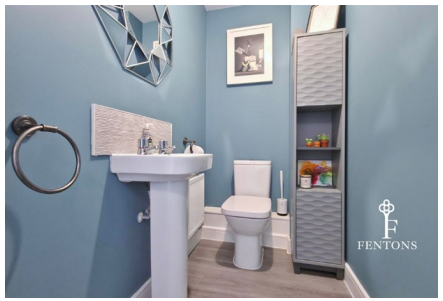
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

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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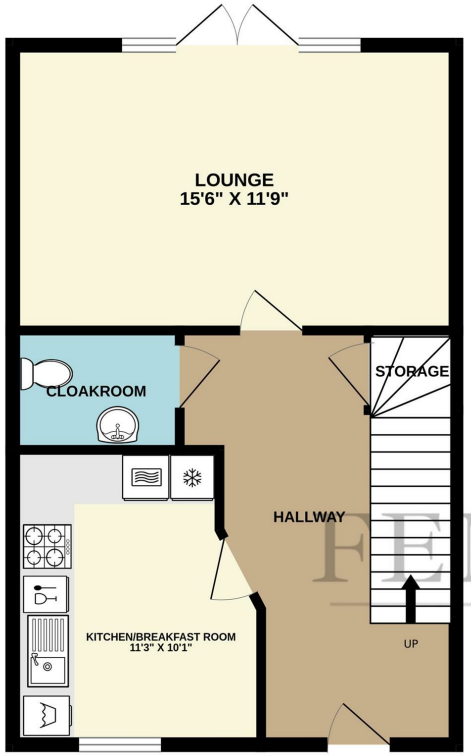
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

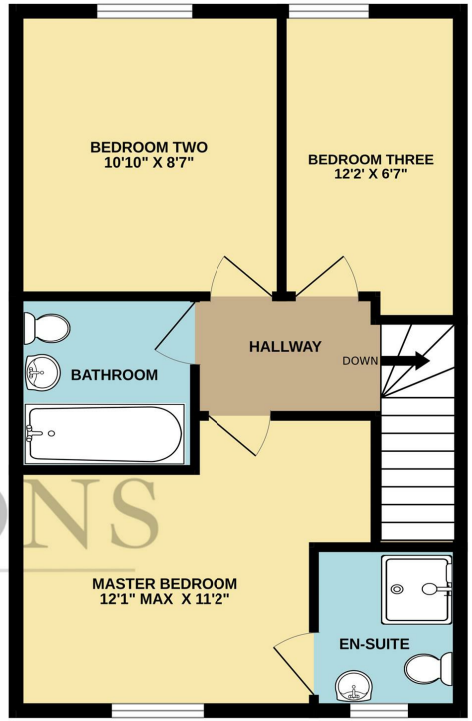
REFERRAL FEES

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

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

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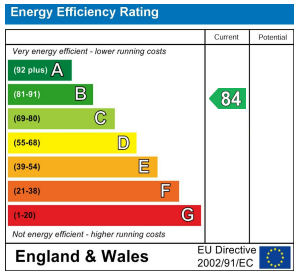

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