

# CRESCENT ROAD, WALTON ON THE NAZE, ESSEX, CO14 8EG

Price

**£239,995**

FREEHOLD

- Character Property With Two Bedrooms
  - Secluded Courtyard Style Garden
    - Two Reception Rooms
      - Off Street Parking
- Ground Floor WC & First Floor Bathroom
  - No Onward Chain
- Close to Seafront, Town Centre & Railway
  - Ideal Investment
  - Council Tax Band - B
  - EPC Rating - D



**FENTONS**  
ESTATE AGENTS



\*\*\* NO ONWARD CHAIN \*\*\* Situated in the centre of Walton-on-the-Naze, within approximately 200 hundred metres of the seafront, local shopping amenities and the mainline railway station with links to London Liverpool Street, Fentons are pleased to offer for sale this charming, CHARACTER TWO BEDROOM SEMI-DETACHED HOUSE. The property features a lounge with open access to a separate dining room and kitchen, along with a ground floor cloakroom and a first floor bathroom. Additional benefits include double glazing and gas central heating. Outside, there is an attractive courtyard garden and off street parking. Early viewing is highly recommended.

Accommodation comprises of approximate room sizes:

Character featured glass panelled front door leading to:

#### Hallway

Stair flight to first floor. Under stairs storage cupboards. Radiator. Door to:

#### Lounge

11'2" x 10'9"

Log burner. Radiator. Sealed unit double glazed sash windows to front. Open access to:

#### Dining Room

11'2" x 8'11"

Radiator. Sealed unit double glazed sash style window to rear.

#### W/C

Low level W/C. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. Vinyl flooring.

#### Kitchen

9'2" x 7'

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with extractor hood above.

Further selection of units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water

throughout. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed sash style windows to side. Sealed unit double glazed stable door leading to rear garden.

#### Landing

Loft access with pull down ladder. Built in storage cupboard. Doors to:

#### Bathroom

9'4" x 7'3"

Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Radiator. Obscured sealed unit double glazed 'Georgian' style window to rear. Obscured sealed unit double glazed sash style window to side.

#### Bedroom One

12'3" into ward x 11'4"

Range of bespoke fitted wardrobes. Radiator. Two sealed unit double glazed sash style windows to front.

#### Bedroom Two

11'3" x 8'11"

Radiator. Sealed unit double glazed sash style window to rear.

### Outside - Rear

Majority laid to Scottish pebbles. Beds laid to soil and shrubs. Raised wooden decking area. Shed to remain. Access to front via side gates leading to ideal storage area or potential to extend driveway.

### Outside - Front

Hard standing concrete area providing off street parking. Remainder laid to Scottish pebbles and shrubs. Raised wood decking pathway leading to entrance door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2025/2026 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

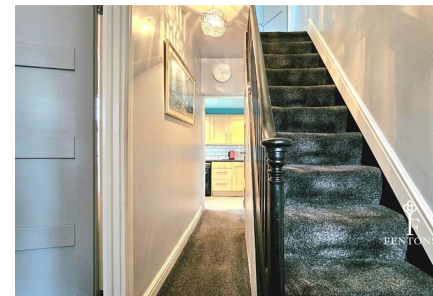
(Sewerage Type): Mains Drainage

(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



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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.

#### REFERRAL FEES

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

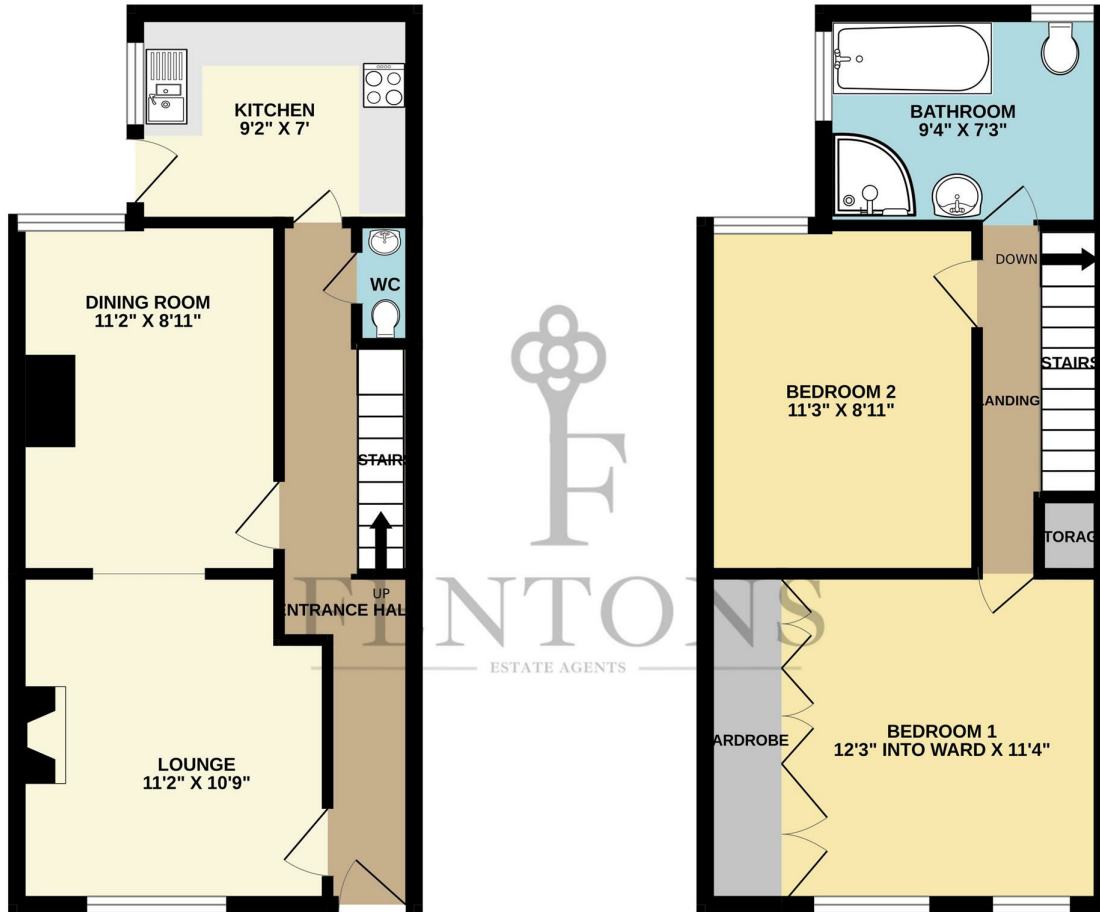
#### Disclaimer - Wide Angle Lens Etc

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.



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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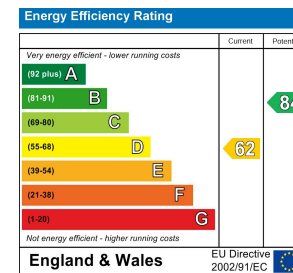
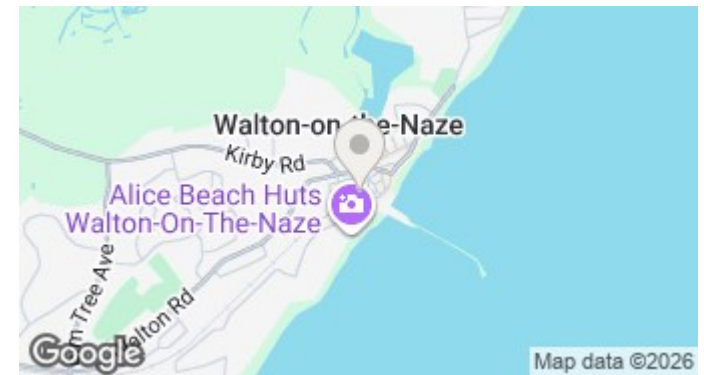
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[www.fentonsestates.co.uk](http://www.fentonsestates.co.uk)

Council Tax Band

**B**



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