

NORTH STREET, WALTON ON THE NAZE, ESSEX, CO14 8PH

Price

£189,995

FREEHOLD

- Two Bedrooms
- 16'10" Kitchen/Diner
- Modernisation Required
- Investment Opportunity
- Gas Central Heating
- Close to Shops, Amenities & Seafront
- Potential To Convert Into 3 Bedroom Property
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



FENTONS
ESTATE AGENTS



*** INVESTMENT OPPORTUNITY *** Offered with NO ONWARD CHAIN and situated in the sought after coastal town of Walton-on-the-Naze, Fentons are delighted to bring to market this TWO BEDROOM DETACHED HOUSE. The property is in need of modernisation and accommodation includes a separate lounge, a spacious kitchen/diner, and a private rear garden. Ideally positioned in the heart of the town, the property is just 20 metres from the town centre, 100 metres from the seafront, and within a quarter of a mile of the mainline railway station. This property would make an ideal first time purchase, holiday retreat, or buy to let investment. In the valuer's opinion, early viewing is highly recommended.

Accommodation comprises of approximate room sizes:

Sealed unit double glazed door leading to:

Porch

Tiled flooring. Hardwood door leading to:

Hall

Stair flight to first floor. Door to:

Lounge

11'11" x 10'4"

Brick featured fireplace. Radiator. Sealed unit double glazed window to front. Door to:

Kitchen/Diner

16'10" max x 13'2" max

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of units both at eye and floor level. Wall mounted boiler providing heating and hot water throughout. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring. Under stairs storage cupboard with sealed unit double glazed window to side. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to rear garden.

Landing

Loft access. Radiator. Sealed unit double glazed window to side. Doors to:

Bedroom One

14'9" max x 11'11" max

Radiator. Two sealed unit double glazed windows to front.

Bedroom Two

10'1" x 10'1"

Radiator. Sealed unit double glazed window to rear.

Bathroom

Suite comprises of low level WC. Vanity wash hand basin with cupboard under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part laid to concrete. Remainder laid to lawn. Large shed to remain. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Entrance door leading to porch.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1801.78Per 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>

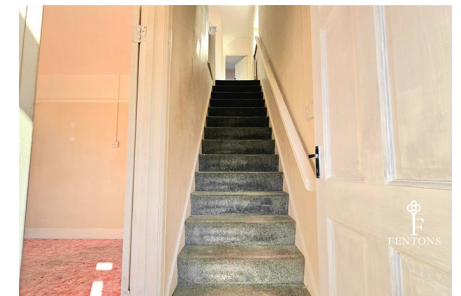
Non Standard Property Features To Note: N/A

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



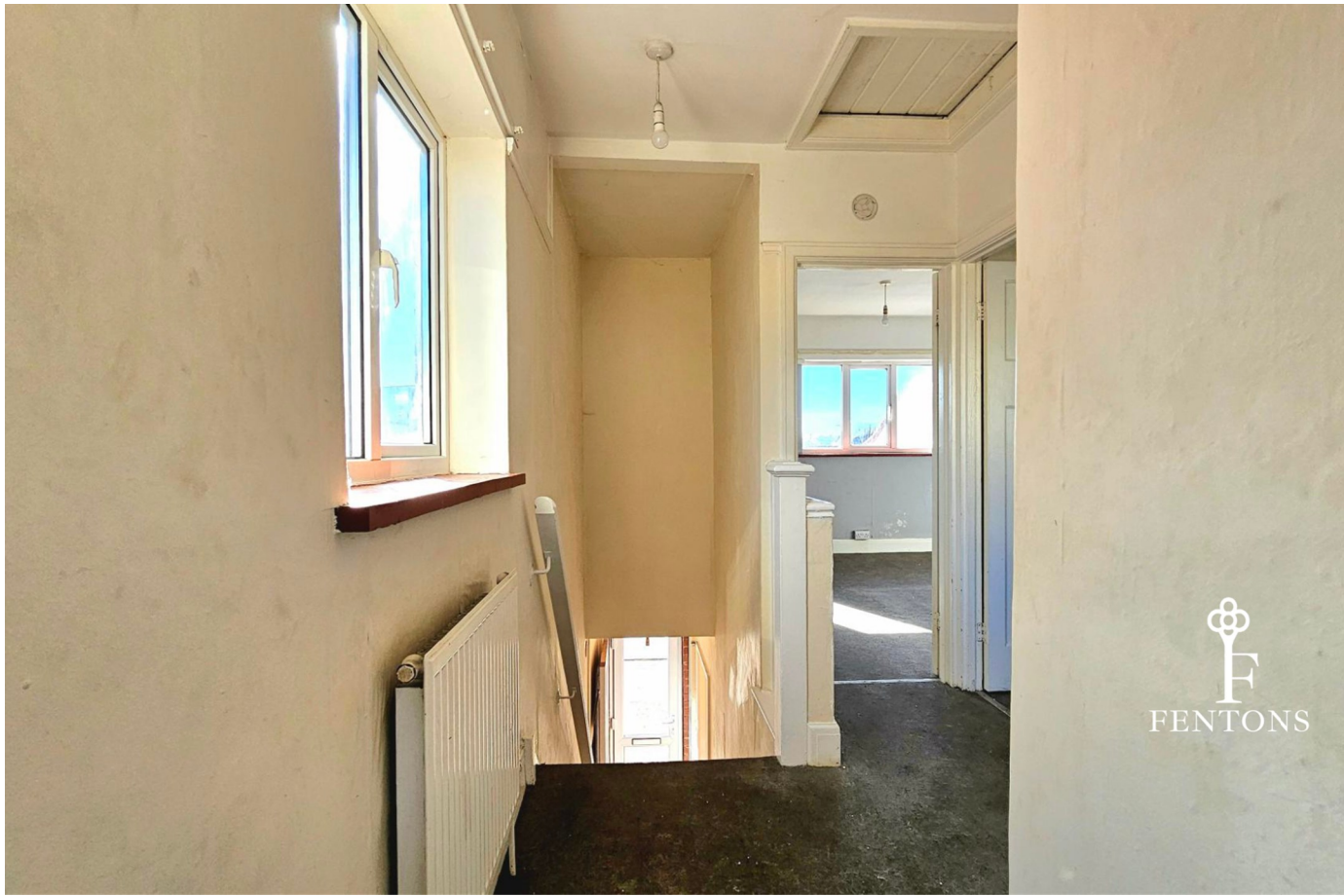
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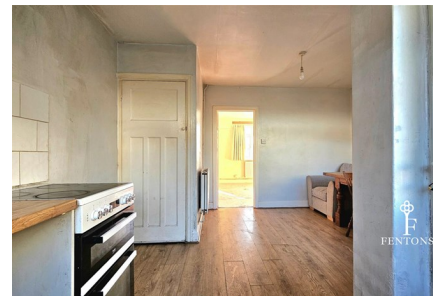


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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle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



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Call us on

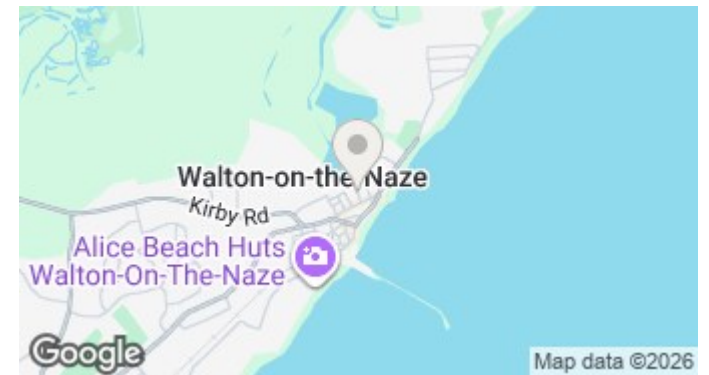
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

B

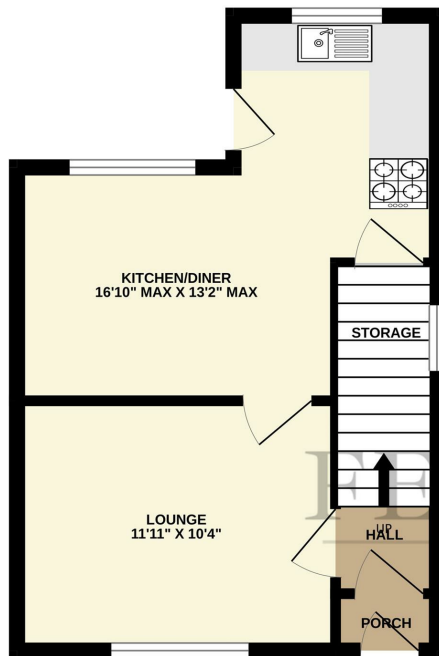


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

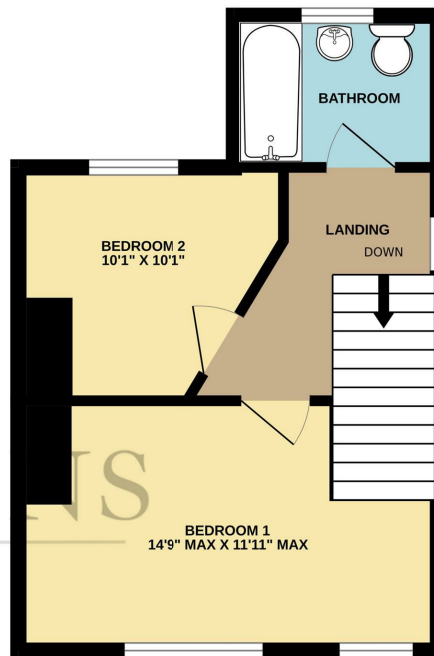
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GROUND FLOOR



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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