

# CHAMBERLAIN AVENUE, WALTON-ON-THE- NAZE, ESSEX, CO14 8TG

Price

**£295,000**

FREEHOLD

- Two Bedrooms
- Breakfast Room
- Secluded and Large Rear Garden
- Garage & Ample Off Street Parking
- Ground Floor Cloakroom & First Floor Bathroom
  - 15'11" Conservatory
- Popular Frinton Homelands Development
  - Cul-De-Sac Position
  - Council Tax Band - D
  - EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



Situated in a quiet cul-de-sac position on the popular Frinton Homelands Development, Fentons have the pleasure in offering for sale this TWO BEDROOM DETACHED HOUSE. The property benefits from spacious living accommodation on the ground floor with potential to extend S.T.P.P. and ample off street parking and a garage to the front. Chamberlain Avenue is conveniently located within half a mile of shopping amenities at Frinton's Triangle Shopping Centre and is within one and a quarter miles of Frinton's Town Centre, Seafront and Mainline Railway Station with links to London Liverpool Street. Early viewing is strongly advised to avoid disappointment.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:-

#### Porch

Tiled flooring. Access to rear via side gate. Private access door to garage. Obscured hardwood door leading to:-

#### Entrance Hall

Stair flight to first floor. Radiator. Door to:-

#### Cloakroom

Low level w/c. Wash hand basin. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.

#### Lounge

18'5" x 9'9"

Radiator. Sealed unit double glazed window to front.

#### Breakfast Room

9'11" x 6'8"

Tiled flooring. Sealed unit double glazed door leading to conservatory. Open access to:-

#### Kitchen

13'7" max x 8'

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl composite sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units at both eye and floor level. Built in pantry cupboard. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Enclosed boiler

providing heat and hot water throughout. Part tiled walls. Tiled flooring. Glass display cupboards. Radiator. Sealed unit double glazed windows to side and rear.

#### Conservatory

15'11" x 13'2"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glaze French doors leading to rear garden.

#### Landing

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Doors to all rooms. Door to:-

#### Bedroom One

16'4" into wardrobes x 9'10"

Built in wardrobe. Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

12'5" into dr x 10'5"

Loft access. Radiator. Sealed unit double glazed window to rear.

#### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Enclosed bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Wall light. Radiator. Obscured sealed unit double glazed window to rear.

#### Outside - Rear

West facing. Part patio area. Remainder laid to lawn. Shed to remain. Range of flowers and shrubs. Access to front via lean to porch and side gate. Outside tap and lighting. Enclosed by panel fencing.

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### Outside - Front

Hardstanding driveway providing off street parking leading to garage with an up and over door. Remainder laid to lawn. Beds stocked with shrubs.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 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

### 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.



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## 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.



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Call us on

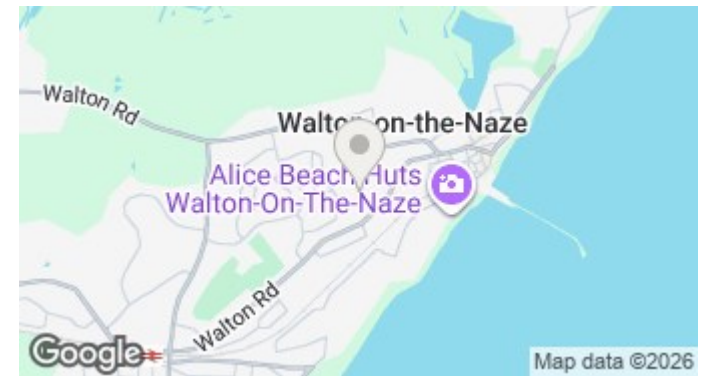
**01255 779810**

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

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

**Council Tax Band**

**D**



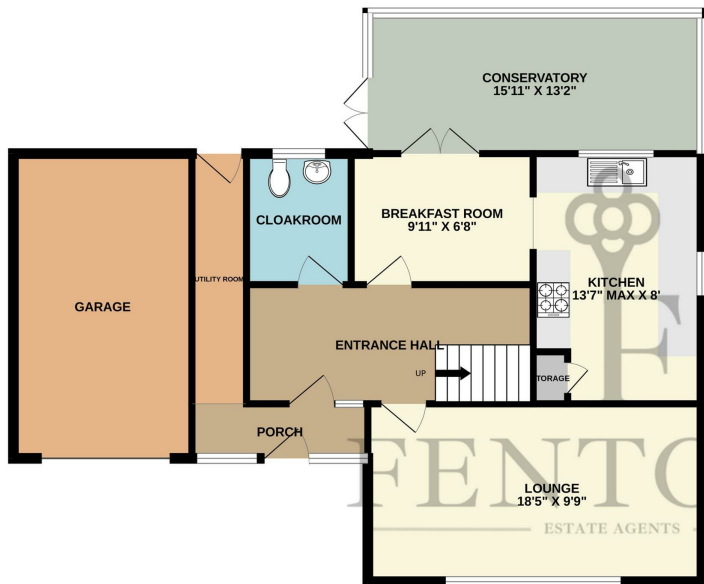
**Energy Efficiency Rating**

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

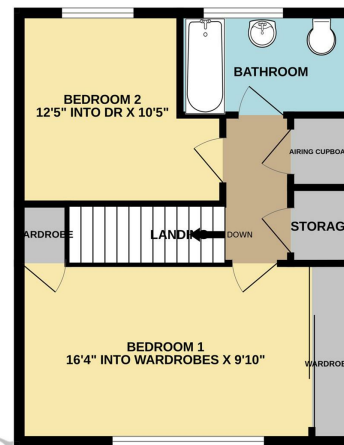
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GROUND FLOOR



1ST FLOOR



GRIMSTON 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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