WALTON ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8NA

Price

£425,000

FREEHOLD

- Three Bedrooms
- Master Bedroom With En-Suite Shower Room
- Kitchen/Breakfast Room & Separate Utility
- 20'10" x 13'5" Lounge/Diner
- 11'3" UPVC Conservatory
- Secluded South Facing Rear Garden
- Landscaped, Tiered Front Garden
- Integral Garage & Off Street Parking
- No Onward Chain
- EPC Rating C/ Council Tax Band - D

3 2 1 C

FENTONS
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Situated on an elevated plot on the outskirts of the popular coastal town of Walton-on-the-Naze, Fentons have the pleasure in bringing to market this well presented THREE BEDROOM DETACHED BUNGALOW. The accommodation includes a spacious master bedroom with en-suite shower room, two further bedrooms, a fitted kitchen with separate utility room and a generous lounge/diner that flows seamlessly into a bright conservatory. The conservatory opens onto a private, south facing rear garden, providing an ideal space for relaxing or entertaining. Further benefits include an integral garage beneath the bungalow, offering excellent parking and storage and the property is being offered with the added benefit of NO ONWARD CHAIN. An early viewing is highly recommended, as this presents an excellent opportunity to acquire a well appointed bungalow in a sought after, non-estate location, conveniently situated close to the town's amenities and seafront.

Accommodation comprises of approximate room sizes

Obscured double glazed entrance door with matching full length window leading to:-

Hallway
Built in double length storage cupboard. Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Loft access. Radiator. Wood laminate flooring. Glazed French style doors leading to lounge/diner. Door to:-

Bedroom One
14'9" x 9'9"
Fitted wardrobes and dresser with drawers. Radiator. Sealed unit double glazed window to front. Door to:-

En-Suite
White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Radiator. Extractor fan. Obscured sealed unit double glazed window to side.

Bedroom Two
13'3" x 9'1"
Fitted wardrobes and dresser with drawers. Radiator. Sealed unit double glazed window to front.

Bedroom Three
10'9" x 6'
Radiator. Sealed unit double glazed window to front.

Bathroom
White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner bath with shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.

Kitchen
22' max nar to 11'5" x 9'10"
Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring electric hob with built in double oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge and freezer. Space for dishwasher. Part tiled walls. Plinth heater. Radiator. Sealed unit double glazed window to rear. Door to:-

Utility
6'1" x 5'7"
Speckled rolled edge worksurface with inset stainless steel bowl sink and drainer unit. Part tiled walls. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to side.

Lounge/Diner
20'10" x 13'5"
Two radiators. Sealed unit double glazed window to rear. Sealed unit doble glazed patio doors giving access to:-

Conservatory
11'5" x 9'6"
Part brick base. Pitched polycarbonate roof. Sealed unit double glazed window to rear and side aspects. Radiator. Sealed unit double glazed door giving access to rear.

Outside - Rear

34' approx

South facing. Part patio area. Majority laid to lawn. Borders wells stocked with flowers and shrubs. Greenhouse to remain. Wooden shed to remain. Outside tap. Outside lights. Access to front via both sides. Enclosed by panelled fencing.

Outside - Front

Tiered landscaped garden. Part laid to lawn. Beds wells stocked with flowers, shrubs and bushes. Steps leading to pathway giving access to entrance door and side. Paved driveway providing off street parking leading to integral with electric roller door.

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

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AML

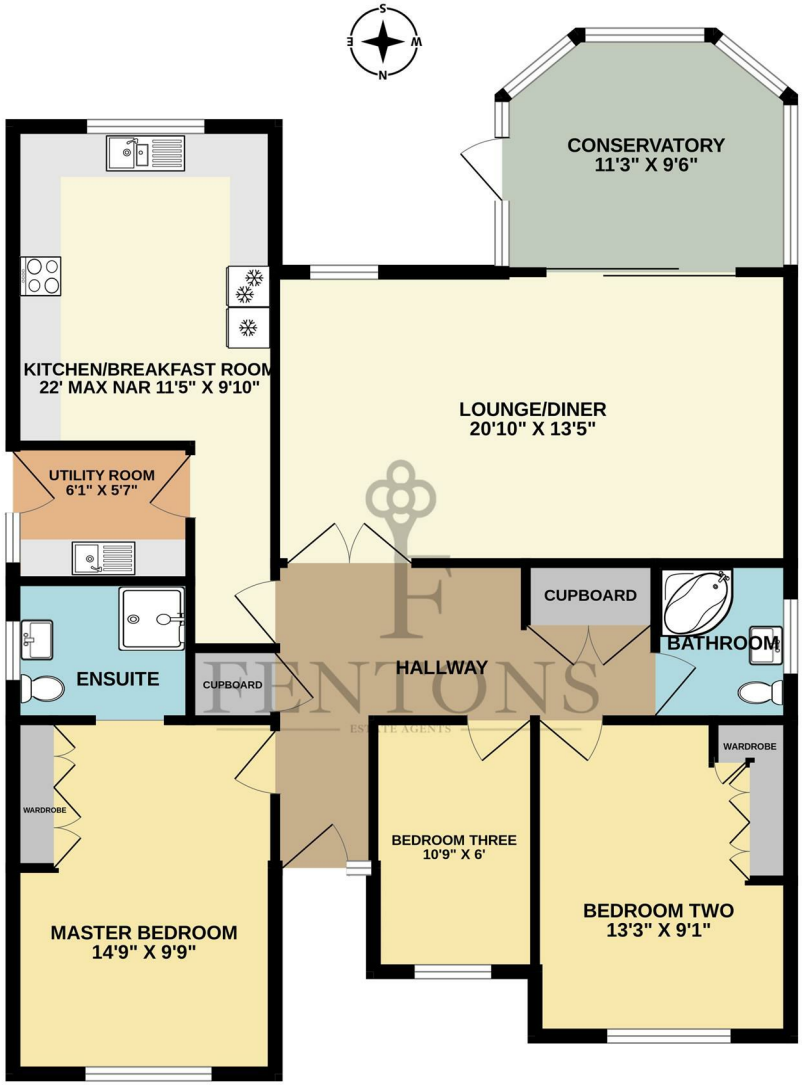
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

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



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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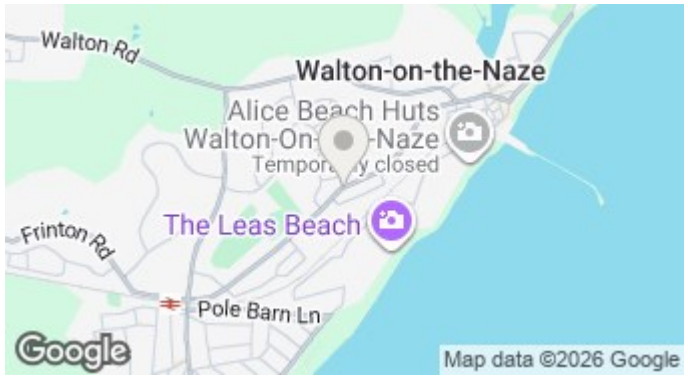
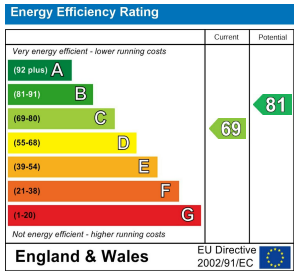
Council Tax Band

D





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