

NORWOOD WAY, WALTON ON THE NAZE, ESSEX, CO14 8NU

Price

£255,000

FREEHOLD

- Two Bedrooms
- Conservatory
- Secluded Rear Garden
- Garage & Off Street Parking
- Modernised Throughout
- Newly Installed Kitchen & Bathroom
- Frinton Homelands Development
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Positioned within the highly sought after 'Frinton Homelands' development and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this beautifully refurbished TWO BEDROOM SEMI-DETACHED BUNGALOW. Norwood Way is conveniently located within easy reach of a wide range of local amenities on the 'Triangle shopping centre, the picturesque seafront, and excellent public transport links. Early viewing is highly recommended to fully appreciate the quality and location this property has to offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboards. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Radiator. Doors to:

Bedroom One

13'9" x 11'1"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'5" x 8'6"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.

Bathroom

Modern fitted suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Mosaic tiled flooring. Radiator. Obscured sealed unit double glazed window to side.

Lounge

16'7" x 11'1"

Wall lights. Two radiators. Sealed unit double glazed window to rear.

Kitchen

11'3" x 8'

Newly installed kitchen fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Conservatory

19 x 6'2"

Tiled flooring. Fitted rolled edge work surface with cupboard and plumbing for washing machine under. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to:

Outside - Rear

Majority laid to paving. Beds laid to soil with array of shrubs. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £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

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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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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Call us on

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Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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