





MARTELLO ROAD, WALTON ON THE NAZE, ESSEX, CO14 8BP

Price

£350,000

FREEHOLD

- Four Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room & Separate First Floor WC
- Secluded Courtyard Style Rear Garden
- Character Property
- Well Presented Throughout
- Close to Seafront, Town Centre & Railway
- Permit On Street Parking
- Solar Panels & Cavity Wall Insulation
- Council Tax Band - C / EPC Rating - D

4 | 1 | 2 | D

FENTONS
ESTATE AGENTS

Fentons are delighted to bring to market this well presented, FOUR BEDROOM DETACHED HOUSE offering spacious and versatile accommodation throughout. The property benefits from two reception rooms, a ground floor shower room, first floor WC, secluded courtyard style garden and has solar panels and cavity wall insulation. There is also exciting potential to reconfigure the first floor to create a fifth bedroom, subject to any necessary consents. Martello Road is ideally positioned for convenient access to the seafront, town centre and railway station, this property offers an excellent opportunity for families or those seeking a home with further potential.

Accommodation comprises of approximate room sizes

Hallway
Stair flight to first floor. Vinyl flooring. Under stairs storage cupboard. Radiator. Door to:

Dining Room
11'1" x 9'8"
Radiator. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:

Lounge
16'1" into bay x 12'3"
Open fire. Radiator. Sealed unit double glazed bay window to front.

Kitchen
11'8" x 8'10"
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine and tumble dryer. Fully tiled walls. Tiled flooring. Under cupboard lighting. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side leading to rear garden. Door to:

Shower Room
Large shower room suite comprises of low level WC. Vanity wash hand basin with cupboard under. Walk in double length shower cubicle with fitted shower screen and wall mounted shower attachment with rainfall shower head. Built in airing cupboard housing combination boiler providing heating and hot water throughout and was installed 3 years ago. Part tiled walls. Weatherboard splashback. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Landing
Loft access. Doors to:

Master Bedroom
15'7" into bay x 14'9"
Range of fitted wardrobes. Wooden flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed bay window to front.

Bedroom Two
11'3" x 9'9"
Radiator. Sealed unit double glazed window to rear.

WC
Low level WC. Tiled flooring. Obscured sealed unit double glazed window to side.

Bedroom Three
9'3" x 8'11"
Radiator. Sealed unit double glazed window to side. Door to:

Bedroom Four
8'11" x 8'6"
Radiator. Sealed unit double glazed window to rear.

Outside - Rear
Unoverlooked courtyard style garden laid to concrete. Raised patio area. Brick built shed. Outside tap. Enclosed by panelled fencing.

Outside - Front
Pathway leading to entrance door. Remainder laid to paving.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £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

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











8 MARTELLO ROAD, WALTON ON THE NAZE, ESSEX, CO14 8BP



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







GROUND FLOOR

1ST FLOOR



8 MARTELLO ROAD

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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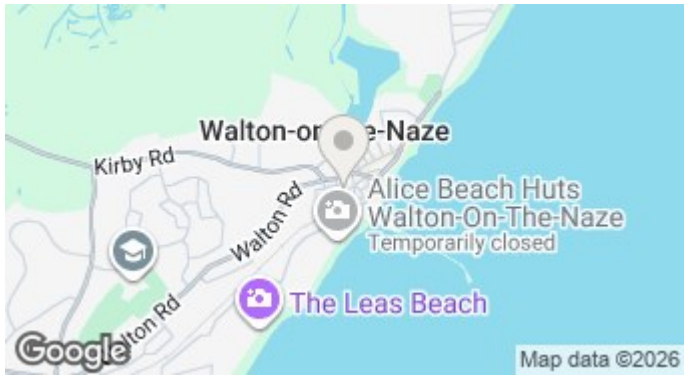
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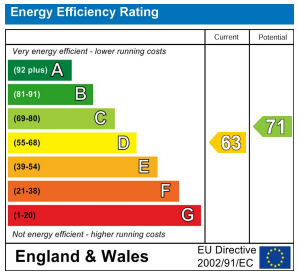
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Council Tax Band

C





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