

CHURCH ROAD, WALTON ON THE NAZE, ESSEX, CO14 8DF

Price

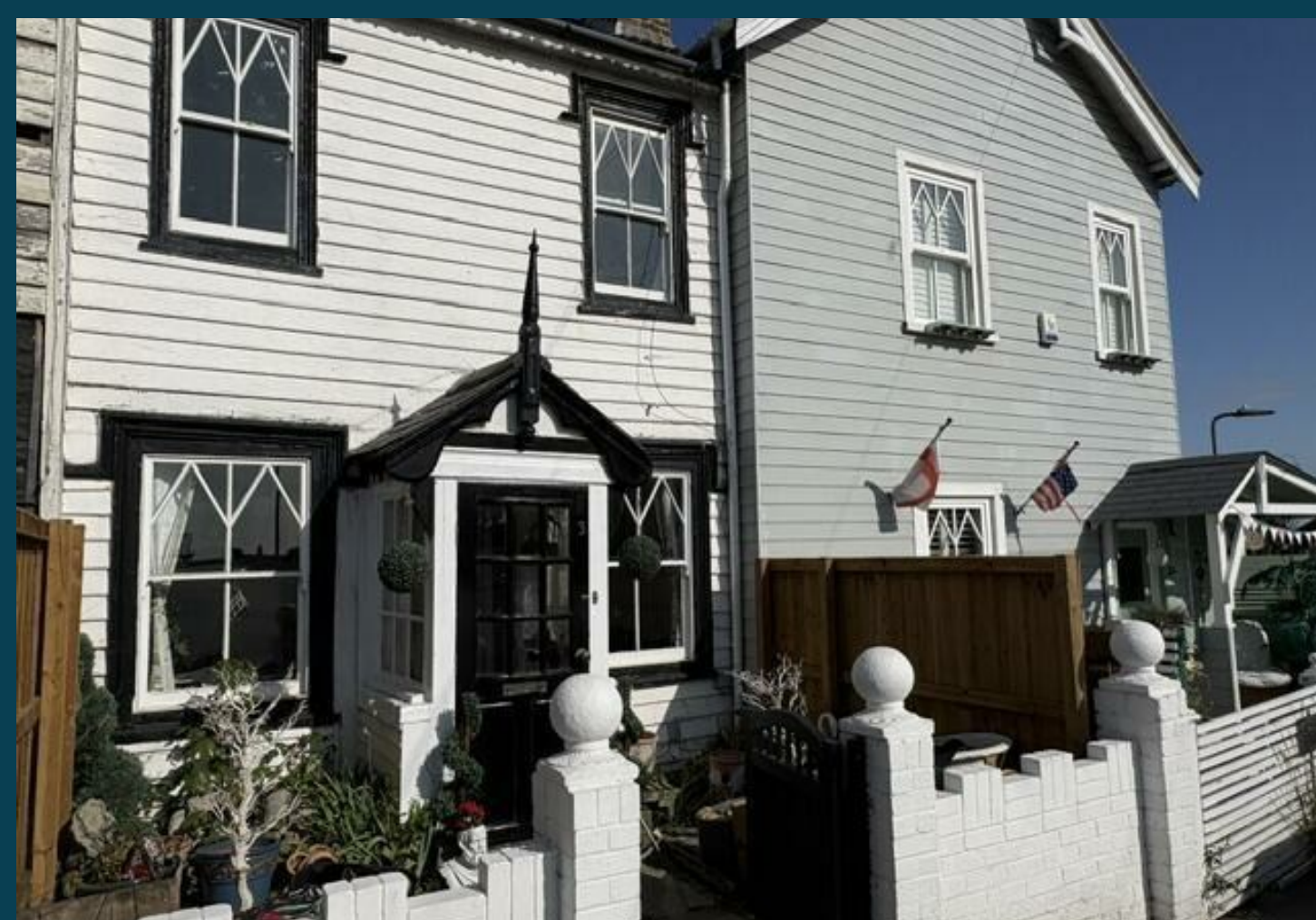
£225,000

FREEHOLD

- Two Bedrooms
- Two Reception Rooms
- En-Suite To First Floor
- Stunning Sea Views
- Character Property
- Close to Shops, Seafront and Railway Station
- Courtyard Style Rear Garden
- Sought After Seafront Location
- Council Tax Band - B
- EPC Rating - F



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Situated in a sought after location with stunning SEA VIEWS, Fentons are delighted to bring to market this charming, TWO BEDROOM MID TERRACE HOUSE.

The property offers residents parking with direct parking outside, two reception rooms, an en-suite to the first floor bedroom, making it a perfect coastal home, weekend retreat, or investment opportunity. The property is within touching distance of Walton railway station and was built in 1860 due to the arrival of the railway, which the trains run once an hour to London Liverpool Street taking 1 hour and 35 minutes. The property is also within walking distance to Walton's two marinas, site of special scientific interest backwaters, Naze tower and Frinton on sea and within half a mile from the High Street, offering a range of cafe's, restaurants and shops. An early viewing is highly recommended to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Hardwood door leading to:-

Porch

Windows to side aspect. Door to:-

Lounge

13'7" x 9'11"

Fireplace with tiled hearth. Wall lights. Laminate flooring. Door to:-

Inner Hall

Stair flight to first floor. Door to:-

Dining Room

13'7" x 7'6"

Built in display Aga. Understairs storage cupboard. Laminate flooring. Radiator. Sash window to rear. Door and steps leading to:-

Kitchen

11'3" x 7'11"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part

tilled walls. Laminate flooring. Downlights. Radiator. Double glazed windows to side and rear. Hardwood door to side leading to courtyard garden.

Landing

Loft access. Doors to all rooms. Door to:-

Bedroom One

13'8" x 7'7"

Laminate flooring. Radiator. Wall mounted combination boiler providing heat and hot water throughout. Sash window to rear. Door to:-

En-Suite

Suite comprises low level w/c. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Laminate flooring. Heated towel rail. Double glazed window to side.

Bedroom Two

13'8" x 9'10"

Built in storage cupboard. Laminate flooring. Two radiators. Sash windows to front offering sea views.

Outside - Rear

Courtyard style garden laid to paving.

Outside - Front

Low brick wall with gate leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 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>

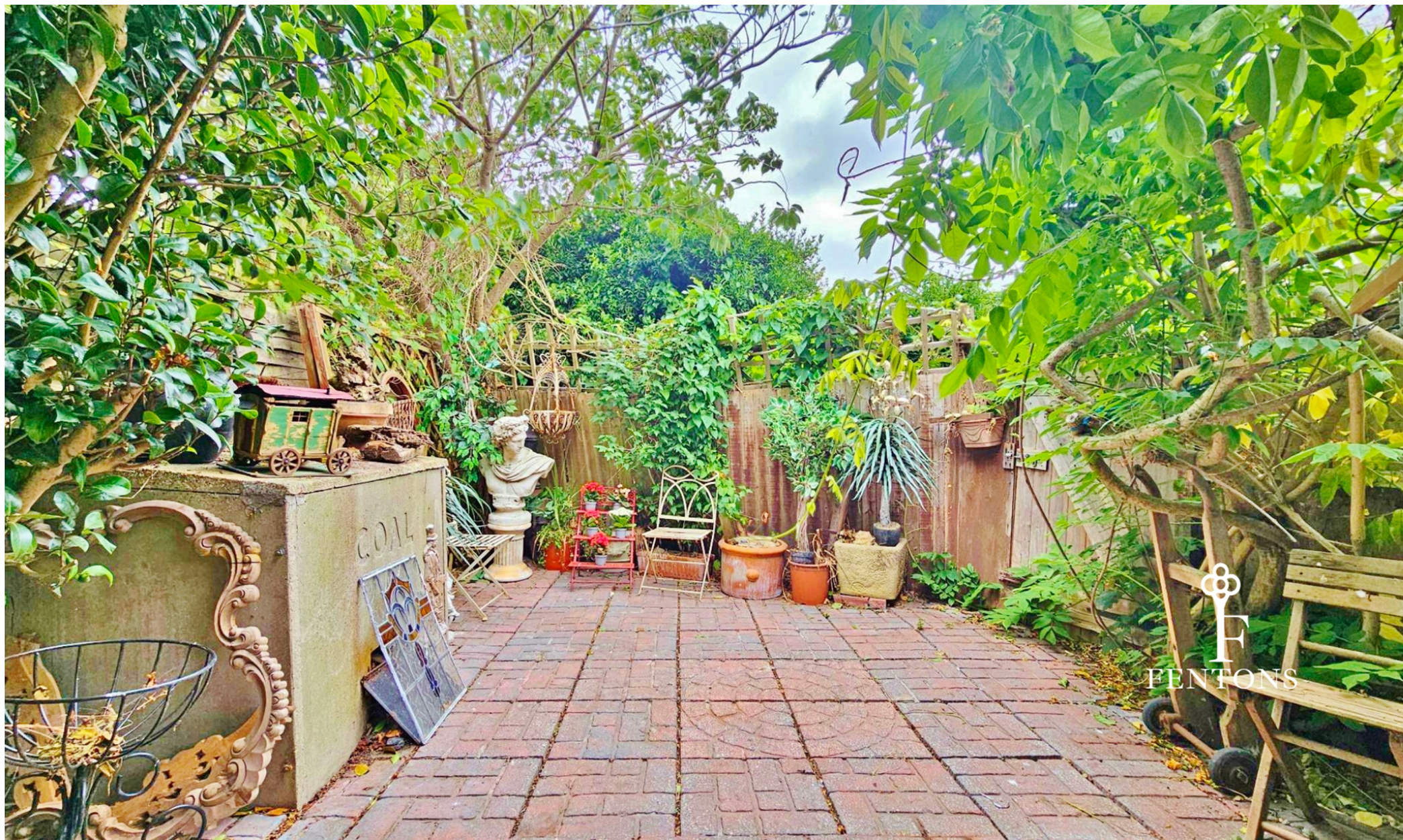
Non Standard Property Features To Note: Part timber constructed

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

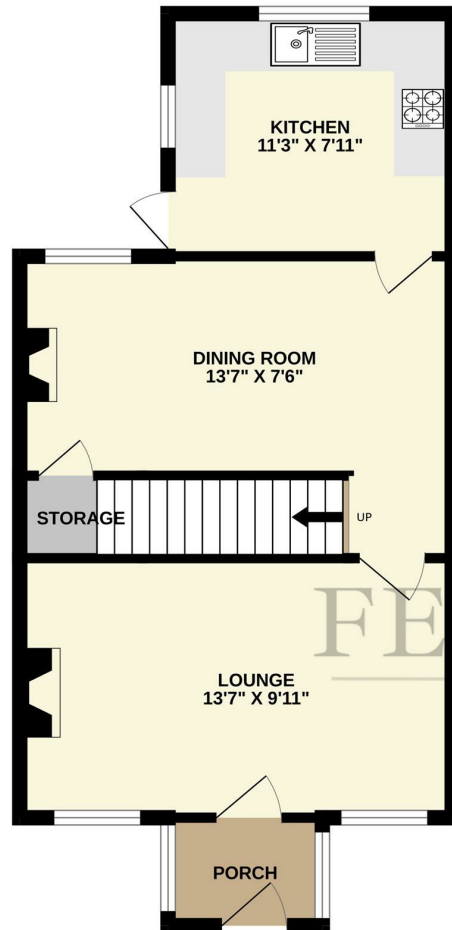
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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GROUND FLOOR



1ST FLOOR



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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

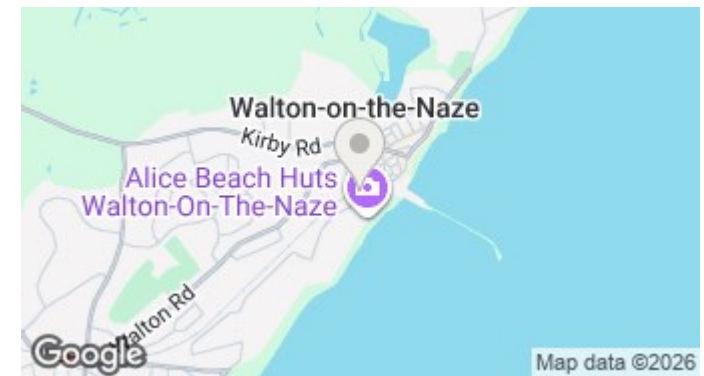
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	36	
	EU Directive 2002/91/EC	

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