EAGLE AVENUE, WALTON-ON-THE-NAZE, ESSEX, CO14 8PU

Price

£269,500

FREEHOLD

- Three Double Bedrooms
- 19' Modern Fitted Kitchen/Diner
- Modern Fitted Ground Floor Cloakroom & First Floor Shower Room
- 14' x 11'4" Lounge
- Newly Installed Double Glazing Throughout
- Solar Panels
- 55' West Facing Rear Garden
- Off Street Parking To Rear
- Quiet Cul-De-Sac Position
- EPC Rating D/ Council Tax Band - B

3 1 1 D

FENTONS
ESTATE AGENTS

Situated in a sought after position in the popular coastal town of Walton-on-the-Naze, Fentons Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property benefits from being MINUTES FROM THE SEAFRONT AND TOWN CENTRE. The property also provides off road parking, a large 55' west facing rear garden, a well presented open-plan kitchen/Diner, SOLAR PANELS and is within a quarter of a mile from Walton's mainline railway station. An internal inspection is highly recommended to fully appreciate the accommodation on offer

Accommodation comprises of approximate room sizes

Double glazed entrance door leading to:-

Porch
Wood laminate flooring. Double glazed windows to side and front aspects. Polycarbonate roof. Double glazed door leading to:-

Hallway
Stair flight to first floor. Tiled flooring. Radiator. Door to:-

Kitchen/Diner
19' x 13'4" nar to 9'10"
Fitted with a range of modern matching fronted units. Square edge wood effect worksurfaces. Space for five ring cooker with extractor hood above. Inset one and a half bowl ceramic bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Glass display cupboard. Plumbing for washing machine and slimline dishwasher. Space for tumble dryer. Space for American style fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Double glazed windows to front and rear. Double glazed door giving access to rear.

Cloakroom
White suite comprises low level w/c with inset wash hand basin. Tiled flooring. Obscured double glazed window to rear.

Lounge
14' x 11'4"
Fireplace with inset space for open fire or log burner. Tiled flooring, Radiator. Double glazed window to front. Patio doors giving access to:-

Conservatory
Polycarbonate roof. Windows to rear and side aspects. French doors giving access to rear.

First Floor Landing
Loft access with pull down ladder. Part boarded. Double glazed window to side. Doors to all rooms. Door to:-

Bedroom One
14' x 11'4"
Radiator. Double glazed windows to front and rear.

Bedroom Two
13'1" x 9' + door recess
Radiator. Double glazed window to front.

Bedroom Three
9'7" x 9'3"
Radiator. Double glazed window to rear.

Shower Room
Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted double length shower cubicle with wall mounted integrated rainfall shower and separate attachment. Extractor fan. Part tiled walls. Tiled flooring. Heated towel rail. Obscured double glazed window to rear.

Outside - Rear
55' approx
West facing. Part patio area. Majority laid to lawn. Further hardstanding area providing potential patio or hard base for shed/workshop. Part enclosed by panelled fencing. Gate giving access to front.

Outside - Front

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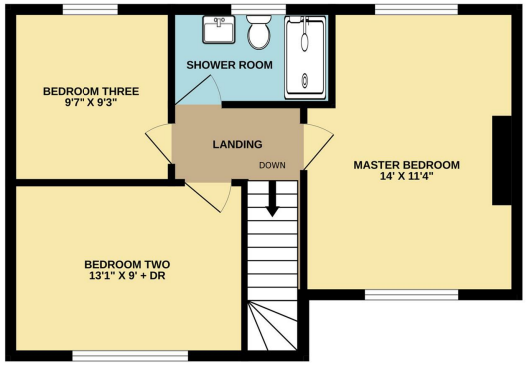
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

1ST FLOOR



EAGLE AVENUE

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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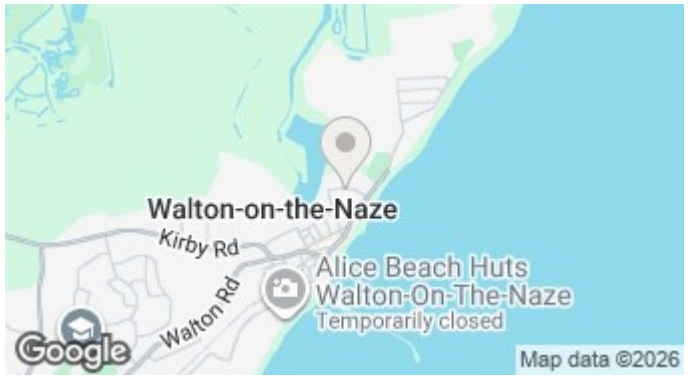
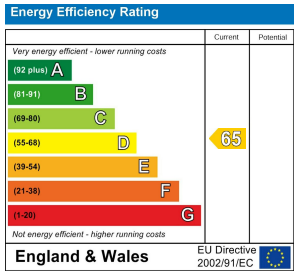
Council Tax Band

B





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