



33 GARDEN ROAD, WALTON ON THE NAZE, ESSEX, CO14 8RR

Price

£270,000

FREEHOLD

- Two Double Bedrooms
- Modern Kitchen
- Modern Four Piece Bathroom Suite
- Close to 'Triangle' Shopping Centre
- Potential for Loft Conversion S.T.P.P.
- Garage & Off Road Parking
- Popular 'Homelands' Development
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C



FENTONS
ESTATE AGENTS

Situated on the ever popular 'Frinton Homelands' development and within 100 meters of Frinton's 'Triangle' shopping amenities, Fentons are pleased to offer for sale this MODERN, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is conveniently located within one and a quarter miles of Frinton's Mainline Railway Station, Town Centre and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Laminate flooring. Radiator. Doors to

Lounge/Diner

16'8" X 10'8"

Radiator. Sealed unit double glazed window to front.

Bedroom 1

14'8" x 10'8"

Radiator. Sealed unit double glazed window to rear.

Bedroom 2

13'6" x 8'2"

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

Bathroom

Four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath. Fitted corner shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen

12'4" x 10'5"

Fitted with a range of matching fronted units. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring. Featured full length radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with trees. Private access door to garage. Outside tap. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking for several vehicles 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 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

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.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

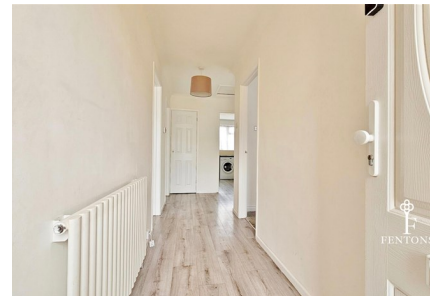
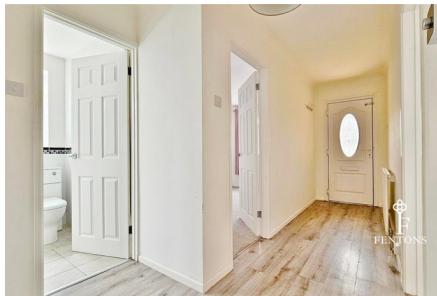
These Particulars do not constitute part of an offer
or contract. They should not be relied upon as a
statement of fact and interested parties must verify
their accuracy personally. All internal & some outside
photographs are taken with a wide angle lens,



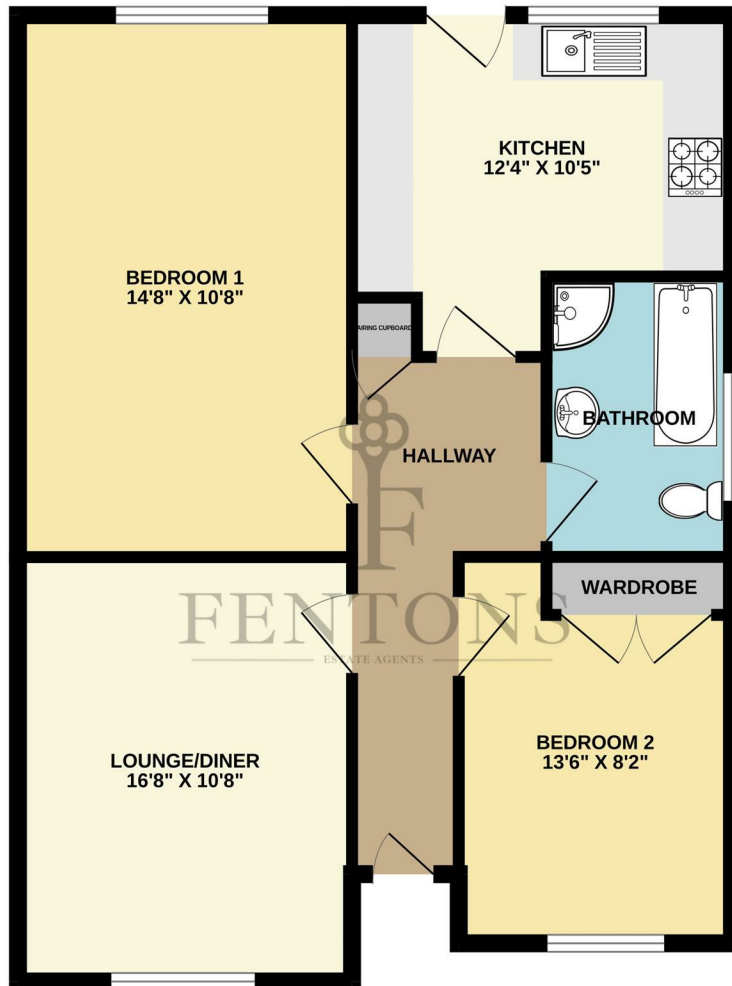




therefore before arranging a viewing, room sizes should be taken into consideration.



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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www.fentonsestates.co.uk

Council Tax Band

C



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	EU Directive 2002/91/EC	

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