HALL LANE, WALTON-ON-THE-NAZE, ESSEX, CO14 8HW

Offers in excess of

£250,000

FREEHOLD

- Three Bedrooms
- Bathroom & Shower Room
- 19'8" Lounge With Bi-Folding Doors
- 12'8" Sun Room With Vaulted Ceiling
- Some Renovation Required
- 60' West Facing Rear Garden
- Detached Garage & Ample Off Street Parking
- Non-Estate In Popular Coastal Town
- No Onward Chain
- EPC Rating TBC/Council Tax Band - B

3 2 2

FENTONS
ESTATE AGENTS

** PRICED TO SELL ** Situated in the popular coastal town of Walton-on-the-Naze and requiring some renovation is this NON-ESTATE, THREE BEDROOM DETACHED BUNGALOW. The property offers a separate shower and bathroom. 19'8" Lounge leading into a 12'8" Sun Room over looking the 60' west facing rear garden. To the front is off street parking which leads through to the rear where you will find a detached garage. Being offered with NO ONWARD CHAIN and located within one half a mile to the seafront an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door leading to:

Hallway
Tiled flooring. Radiator. Doors to:

Master Bedroom
15'8" x 12'9"
Built in wardrobes to one wall with sliding doors. Radiator. Sealed unit double glazed bay window to front.

Bedroom Two
12' x 11'4"
Radiator. Sealed unit double glazed window to side.

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

Shower Room
White suite comprising of low level W/C. Pedestal wash hand basin. Built in shower cubicle with wall mounted electric shower. Part tiled walls. Fitted extractor fan. Obscured sealed unit double glazed window to side.

Bathroom
White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Fitted extractor fan. Radiator. Obscured sealed unit double glazed side.

Lounge
19'8" x 11'6"
Engineered oak flooring. Three radiators. Sealed unit double glazed window to side. Bi-folding doors leading to sun room/Dining Room. Door to:

Kitchen
17'4" x 5'8"
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Space for 'Rangemaster' style cooker with fitted extractor fan above. Plumbing for automatic washing machine. Part tiled walls. Tiled flooring. Built in larder cupboard. Wall mounted combination boiler providing heating and hot water throughout. Sealed unit double glazed window to rear and side aspect.

Sun Room/Dining Room
12'8" x 11'10"
Vaulted ceiling. Three skylights. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed 'French' style doors giving access to rear.

Outside - Rear

60' Approx

West facing. Majority laid lawn. Enclosed by panel fencing. Detached garage. Double gates leading to front.

Outside - Front

Hard standing paved driveway providing ample off street parking leading to detached garage with further off street parking.

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.

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.

REFERRAL FEES

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

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1,724.21 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

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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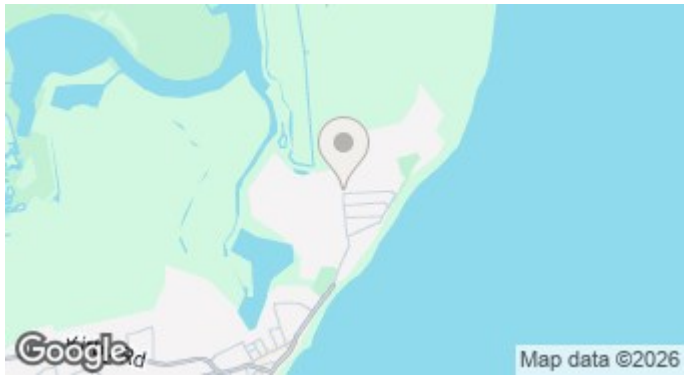
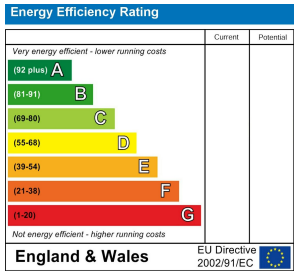
Council Tax Band

B





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