

CLAYS ROAD, WALTON ON THE NAZE, ESSEX, CO14 8SD

Price

£275,000

FREEHOLD

- Two Bedrooms
- Modern Kitchen/Breakfast Room
- Modern Shower Room
- Secluded & Landscaped Rear Garden
- Ample Off Street Parking
- Popular 'Frinton Homelands' Development
- Close to 'Triangle' Shopping Centre
- Modernised Throughout
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this beautifully presented, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is ideally positioned within a quiet cul-de-sac in the popular 'Frinton Homelands' area. The property has undergone a full programme of modernisation by the current owners, creating a stylish and comfortable home ready to move straight into. The accommodation offers two good sized bedrooms, a modern kitchen and shower room, while outside is a secluded, landscaped rear garden and ample off street parking to the front. Clays Road is conveniently situated within easy reach of the Triangle Shopping Centre, Frinton-on-Sea seafront, railway station and High Street.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Entrance Hall

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Wood effect LVT flooring. Radiator. Door to:-

Lounge/Diner

16'4" x 10'10"

Fireplace with tiled hearth. Wall lights. Radiator. Double glazed window to front.

Bedroom One

12'11" x 10'10"

Wood flooring. Radiator. Double glazed window to front.

Bedroom Two

10'11" x 9'10"

Radiator. Double glazed window to front.

Shower Room

Suite comprises low level w/c. Pedestal wash hand basin. Walk in shower cubicle with wall mounted shower attachment. Part tiled walls and weatherboard splashback. LVT flooring. Heated towel rail. Obscured Double glazed window to side.

Kitchen/Breakfast Room

10'10" x 8'8"

Modern fitted kitchen with a range of matching fronted units. Wooden worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Cooker to remain. Further selection of matching units at both eye and floor level. Fitted breakfast bar ideal for seating and dining. Space for fridge. Part tiled walls. Vinyl flooring. Radiator. Double glazed window to rear. Double glazed door to:-

Outside - Rear

Beautifully landscaped garden laid to raised paving. Remainder laid to shingle. Beds stocked with trees and shrubs. Shed to remain. Additional shed to remain with plumbing for washing machine and space for tumble dryer also providing access to front. Outside tap, lights and socket. Enclosed by panelled fencing.

Outside - Front

Shingled driveway providing ample off street parking. Raised beds laid to shrubs.

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

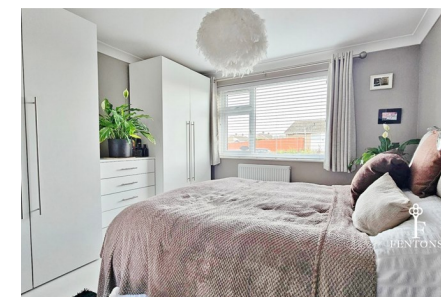
AML

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.

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,



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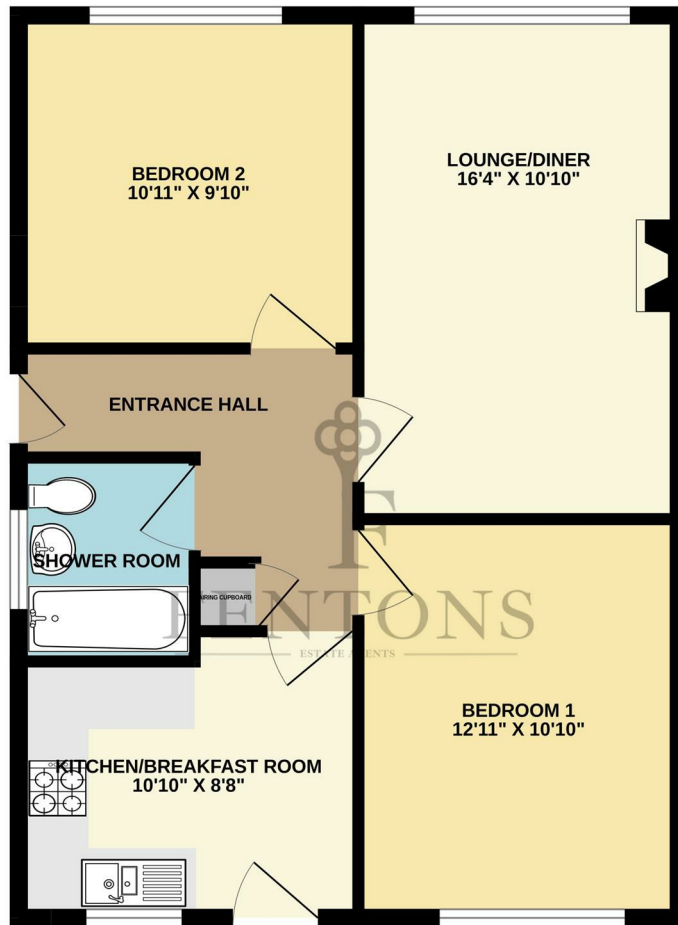
therefore before arranging a viewing, room sizes should be taken into consideration.



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GROUND FLOOR



CLAYS 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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Call us on

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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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