

GARDEN ROAD, WALTON ON THE NAZE, ESSEX, CO14 8SJ

Price

£245,000

FREEHOLD

- Three Bedrooms
- Large Kitchen
- Conservatory
- Spacious Rear Garden
- Garage & Ample Off Street Parking
- Close to Triangle Shopping Centre
- Walking Distance To Frinton Town Centre, Seafront & Railway Station
- Popular Frinton Homelands Development
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the ever popular 'Frinton Homelands' development, Fentons are delighted to bring to market this well presented, THREE BEDROOM SEMI-DETACHED HOUSE. The property offers generous accommodation throughout, including a spacious kitchen and lounge area, together with a conservatory overlooking a good sized rear garden. Upstairs, there's three good sized bedrooms and a family bathroom, while externally the property benefits from a garage and ample off street parking. Conveniently located within touching distance of the Triangle Shopping Centre and its local amenities, the property also offers easy access to Frinton's town centre, mainline railway station and seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Porch

Laminate flooring. Obscured sealed unit double glazed windows to front and side aspect. Composite door leading to:

Lounge

15'4" x 12'

Built in under stairs storage cupboard. Laminate flooring. Wall lights. Radiator. Sealed unit double glazed window to front. Door to:

Inner Hall

Stair flight to first floor. Laminate flooring. Open access to:

Kitchen

15'4" x 9'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Additional rolled edge work surface with eye and floor level cupboards. Plumbing for washing machine, tumble dryer and dishwasher. Space for fridge/freezers. Part tiled walls. Tiled flooring. Wall mounted boiler providing providing and hot water throughout. Tall standing featured radiator. Double doors leading to:

Conservatory

9'7" x 6'6"

Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to rear garden.

Landing

Built in airing cupboard housing hot water cylinder. Loft access. Doors to:

Bedroom 1

13'10" x 9'5"

Radiator. Sealed unit double glazed window to front

Bedroom 2

11'5" x 9'5"

Radiator. Sealed unit double glazed window to rear.

Bedroom 3

9' x 5'6"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved and wooden decking areas. Remainder laid to lawn. Access to front via side gate. Outside tap. Private access door to garage. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door.

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

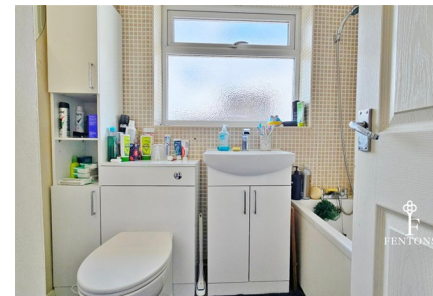
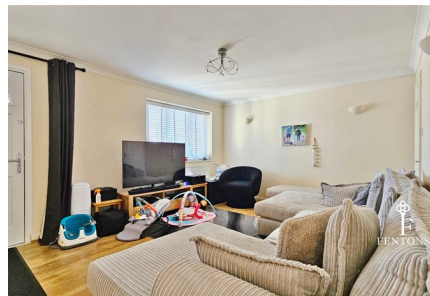
(Sewerage Type): Mains Drainage

(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



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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

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.



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Council Tax Band

C

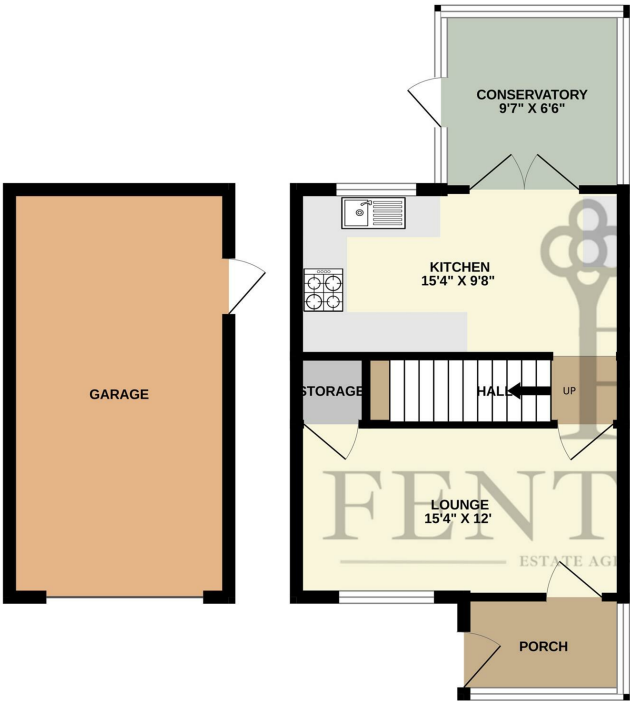


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

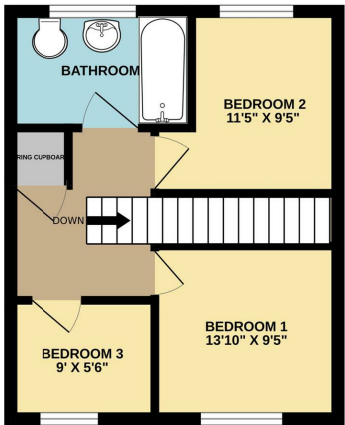
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GROUND FLOOR



1ST 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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