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

Price

£450,000

FREEHOLD

- Spacious Character Property With Five Bedrooms
- Ground Floor Bedroom Five/Study
- Loft Room With Skylight
- Fully Integrated Modern Fitted Kitchen
- 27'9" x 13' Lounge/Diner
- 85' Approx Secluded West Facing Rear Garden
- Ground Floor Cloakroom & First Floor Bathroom
- Close To Seafront & Town Centre
- In/Out Driveway Providing Off Street Parking
- EPC Rating D/Council Tax Band - C

5 1 2 D

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Situated in the popular coastal town of Walton-on-the-Naze within 150 metres of the SEAFRONT, Fentons Estate Agents have the pleasure in offering for sale this spacious CHARACTER FIVE BEDROOM SEMI-DETACHED HOUSE. The property boasts a 27'9" lounge/diner, 25'6" conservatory which leads onto a landscaped 85' approx. west facing rear garden. Situated within half a mile of Waltons town centre, the mainline railway station, tranquil 'Backwater' trails and the Jurassic coastline at the 'Naze' an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Entrance Porch
Double glazed window to side. Engineered wood flooring. Obscured double glazed entrance door leading to:-

Hallway
Stair flight to first floor. Engineered wood flooring. Door to:-

Cloakroom
Low level w/c. Wood laminate flooring. Built in understairs storage cupboard. Radiator. Obscured double glazed window to front.

Bedroom/Study
16'10" x 8'
Radiator. Double glazed bay window to front. Built in storage cupboards. Ornamental shelving.

Kitchen
12'9" max x 11'5"
Fitted with a range of modern matching fronted units. Wood effect rolled edge worksurfaces. Inset one and a half bowl stainless steel sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated dishwasher. Inset four ring gas hob. Built in eye level oven. Plumbing for washing machine. Space for fridge/freezer. Enclosed wall mounted boiler. Part tiled walls. Tiled flooring. Double glazed window to front. Obscured double glazed door giving access to side.

Lounge/Diner
27'9" x 13'
Part wood laminate flooring. Two radiators. Two double glazed windows to conservatory. Double glazed patio doors giving access to:-

Conservatory
25'6" x 12'
Polycarbonate roof. Radiator. Double glazed window to rear and side aspects. Double glazed French doors giving access to rear.

First Floor Landing
Built in airing cupboard. Loft access with pull down ladder leading to loft room (fully boarded with skylight and power and lighting connected). Radiator. Double glazed window to front. Doors to all rooms. Door to:-

Bedroom
17'2" x 8'
Radiator. Double glazed window to front.

Bedroom
11'6" x 6'5"
Radiator. Double glazed window to front.

Bedroom
15' x 13'6"
Radiator. Two double glazed windows to rear.

Bedroom
12'4" x 11'
Radiator. Two double glazed windows to rear.

Bathroom
White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured double glazed window to side.

Outside - Rear

85' approx

Secluded landscaped west facing rear garden. Part raised decked seating area under and veranda. Borders well stocked with flowers, shrubs bushes and trees. Raised pond. Workshop. Timber constructed storage shed. Further raised vegetable beds. Access to front via side.

Outside - Front

Paved in/out driveway providing off street parking. Beds stocked with array of shrubs and bushes. Enclosed by low brick wall.

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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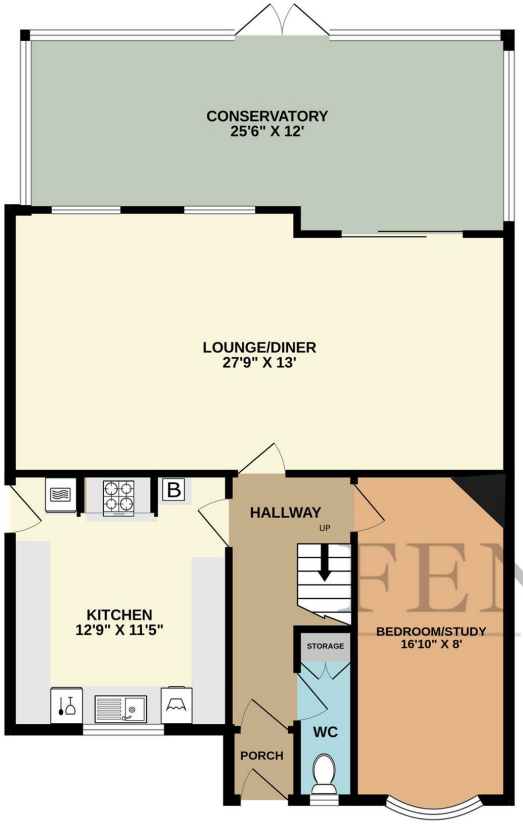
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

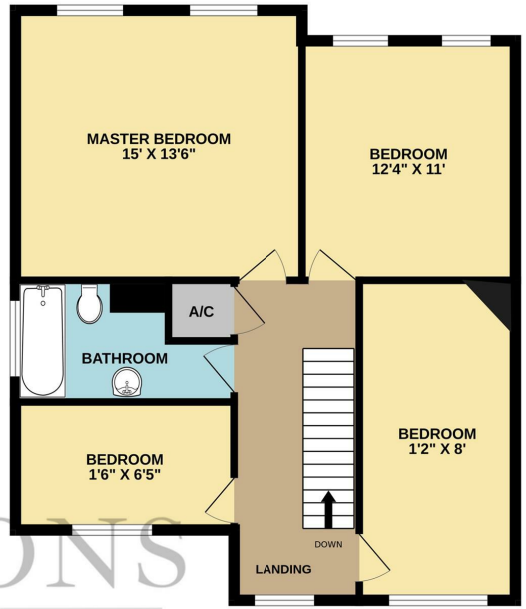
REFERRAL FEES

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

GROUND FLOOR



1ST FLOOR



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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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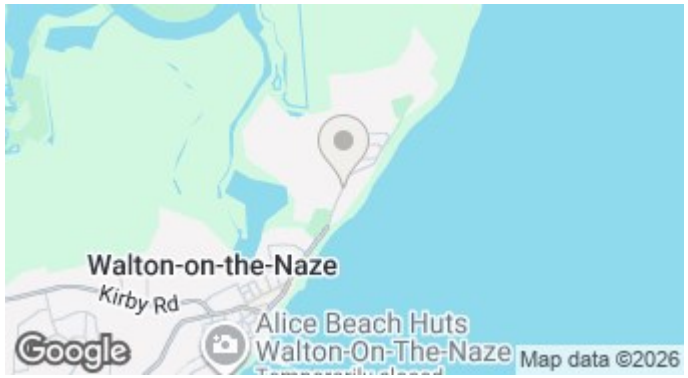
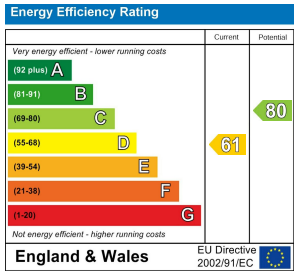
Council Tax Band

C





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