GREVILLE CLOSE, WALTON-ON-THE-NAZE, ESSEX, CO14 8HR

Price

£325,000

FREEHOLD

- Three Bedrooms
- Beautiful Sea Views
- Modernised Throughout To A High Standard
- Ground Floor Cloakroom & First Floor Shower Room
- Private Secluded Position
- 40' Rear Garden With Summer House
- Garage In Block & Off Street Parking
- Must be Viewed
- EPC Rating C
- Council Tax Band - C

3 1 1 C

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** SEA VIEWS ** Occupying a quiet secluded position with stunning sea views to the front and having undergone complete modernisation by the current owner, Fentons Estate Agents have the pleasure in bringing to market this THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts a large lounge/dining space, ground floor cloakroom, modern fitted kitchen and first floor shower room, 40' rear garden with summer house and a garage with off street parking. The property offers beautiful sea views from first floor and is conveniently located within a stones throw of the seafront and is within one mile of shopping amenities in Walton's town centre and the mainline railway station with it's links to London Liverpool Street. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:-

Entrance Hall
Tiled flooring. Feature panel radiator. Obscured window to lounge. Door to:-

Cloakroom
White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Tiled flooring. Obscured sealed unit double glazed window to side.

Lounge Area
17'2" x 17'
Stair flight to first floor. Three bespoke built in under stairs storage cupboards. Sealed unit double glazed bay window to front. Door to kitchen. Open access to:-.

Dining Area
12'2" x 8'8"
Wood flooring. Serving hatch to kitchen. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French doors to rear.

Kitchen
11'9" x 8'5"
Fitted with a range of modern white fronted units. Rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit. Five ring gas hob with extractor hood above. Built in eye level oven. Further selection of matching units at both eye and floor level. Integrated washing machine. Plumbing for dishwasher. Space for American style fridge/freezer. Part tiled walls. Tile flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to side.

First Floor Landing
Loft access with pull down ladder, part boarded with lighting. Radiator. Sealed unit double glazed window to side. Door to:-

Master Bedroom
13'2" to wardrobe x 11'
Built in wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to front with sea views.

Bedroom Two
1'3" x 8'5" + dr
Wood flooring. Radiator. Sealed unit double glazed window to rear.

Bedroom Three
9'1" x 8'5"
Wood flooring. Radiator. Sealed unit double glazed window to rear.

Shower Room
Modern fitted with a white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage under. Fitted shower cubicle with over head rainfall shower and separate attachment with integrated controls. Shower screen. Wall mounted mirrored cabinet with Bluetooth connectivity and speakers. Heated towel rail. Fully tiled walls. Tiled flooring. Built in airing cupboard housing newly installed combination boiler. Obscured sealed unit double glazed window to front.

Outside - Rear
40' approx
Patio area. Part laid to lawn. Raised beds stocking flowers, shrubs and bushes. Outside socket. Outside tap. Outside lights. Access to front via side.

Summer House
12'5" x 9'2"
Power and lighting connected. Double glazed windows to front and side aspects. French doors to front.

Outside - Front
Laid to lawn. Array of beds stocking flowers, shrubs and bushes. Private gate leading to seafront. Hardstanding area providing off street parking leading to garage in block with an up and over door.

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.

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

Material Information - Freehold Property
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C

16 GREVILLE CLOSE, WALTON-ON-THE-NAZE, ESSEX, CO14 8HR

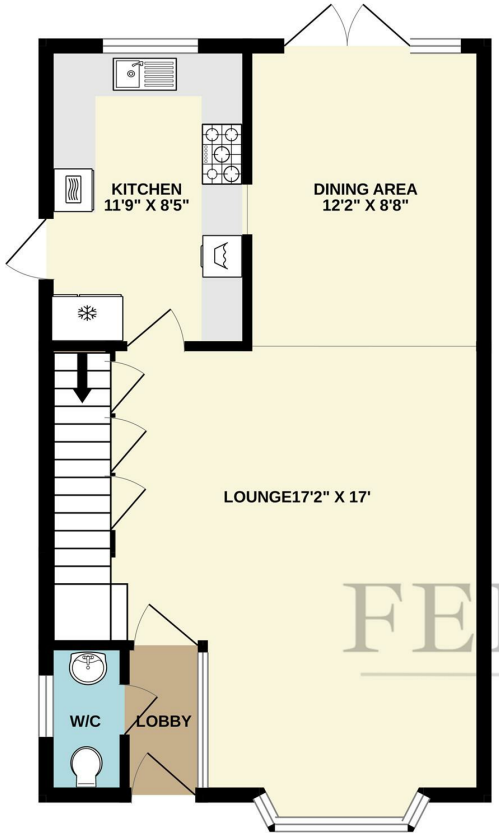
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

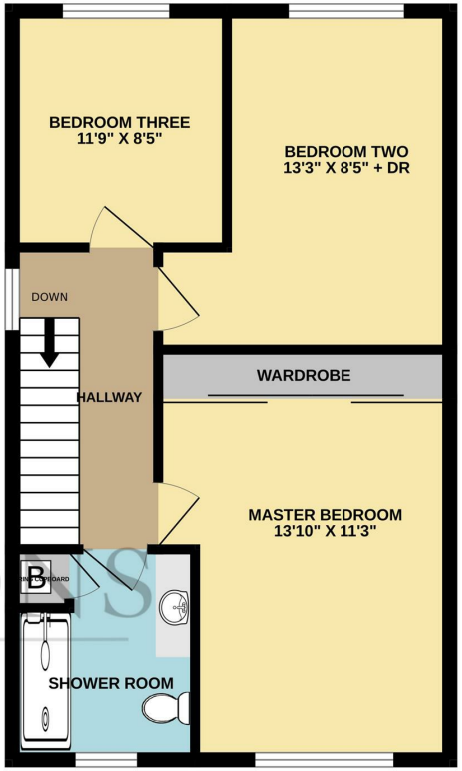
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

GROUND FLOOR



1ST FLOOR



GREVILLE CLOSE

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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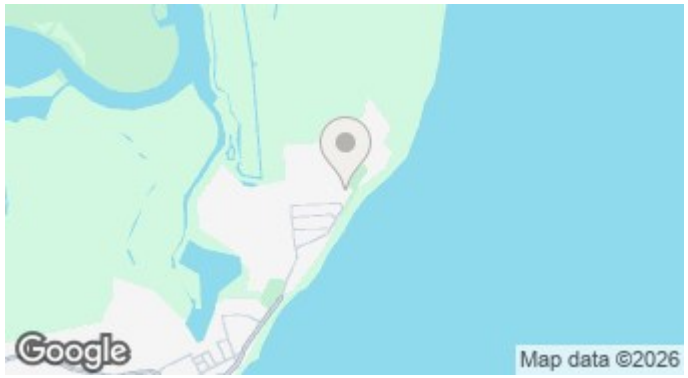
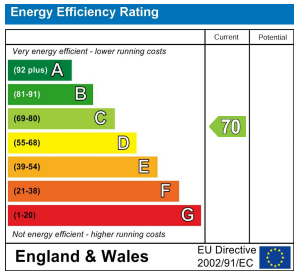
Council Tax Band

C





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