

ARTHUR RANSOME
WAY,
WALTON-ON-THE-
NAZE,
ESSEX, CO14 8FB

Price

£239,995

FREEHOLD

- Two Double Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Car Port With Ample Off Street Parking
- Ground Floor Cloakroom & First Floor Bathroom
- Secluded Rear Garden
- Still Under NHBC Warranty
- Close to Seafront, Town Centre & Railway
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - B



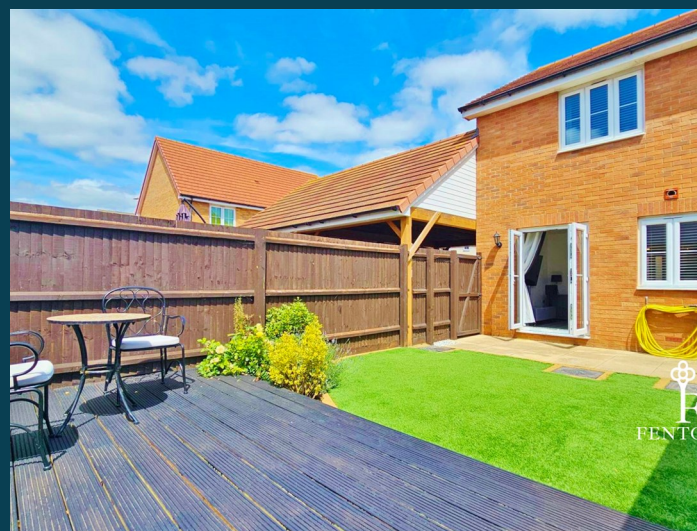
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Situated on the popular 'Hamford' development and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this immaculately presented, TWO BEDROOM END OF TERRACE HOUSE. The property is ideally suited to first time buyers, investors or those looking to downsize and features a bright and spacious open plan kitchen/diner/lounge. Further benefits include a convenient ground floor cloakroom, a modern first floor bathroom, and two well proportioned bedrooms. Externally, the property boasts a car port with off street parking and a secluded rear garden. Arthur Ransome Way is ideally situated within easy reach of the town centre and High Street, offering a variety of shops, cafés and local amenities. Aldi supermarket is also conveniently close by for everyday essentials, while the beautiful seafront and beach are just a short distance away, making this an excellent location for those looking to enjoy coastal living.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hall

Large built in storage cupboard housing boiler providing providing and hot water throughout. Vinyl flooring. Open access to kitchen/diner/lounge. Door to:

Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splashback. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.

Kitchen/Diner/Lounge

21' x 13'

Kitchen Area

Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Wooden splashback. Vinyl flooring. Plinth lighting. Under cupboard lighting. Under stairs storage cupboard. Open access access to:

Lounge Area

Breakfast bar overhang ideal for seating and dining. Vinyl flooring. Radiator. Sealed

unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Radiator. Doors to:

Bedroom 1

13'1" x 9'10"

Radiator. Sealed unit double glazed window to rear.

Bedroom 2

9'4" x 8'6"

Built in wardrobe with sliding doors. Loft access with partial boarding. Radiator. Sealed unit double glazed window to front.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment with rainfall shower head. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

Outside - Rear

West Facing. Part paved area. Remainder laid to astroturf. Raised wooden decking providing ideal seating area. Corner bed laid to soil and stocked with shrubs. Outside tap and light. Access to car port via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking for 3 vehicles leading to undercover car port and side access gate into rear garden. Pathway leading to entrance door. Remainder laid to shingle. Outside light.

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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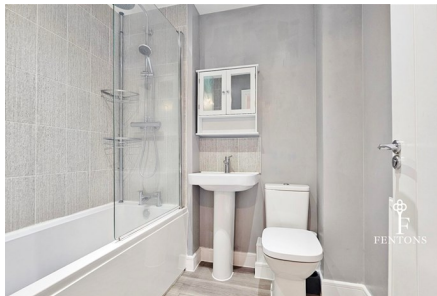


MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

REFERRAL FEES

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

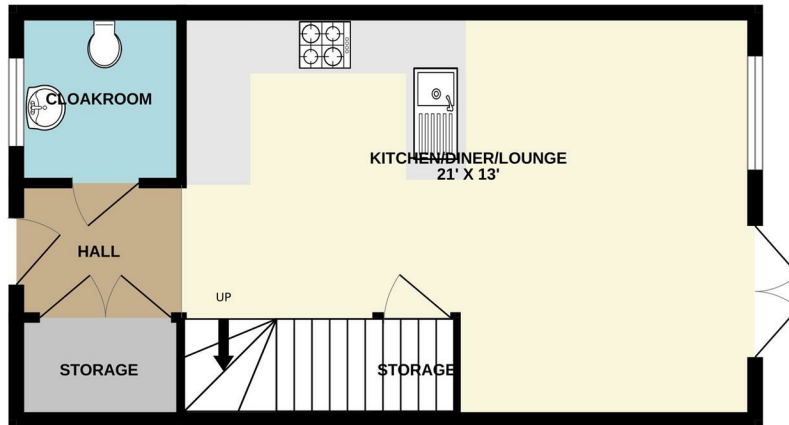
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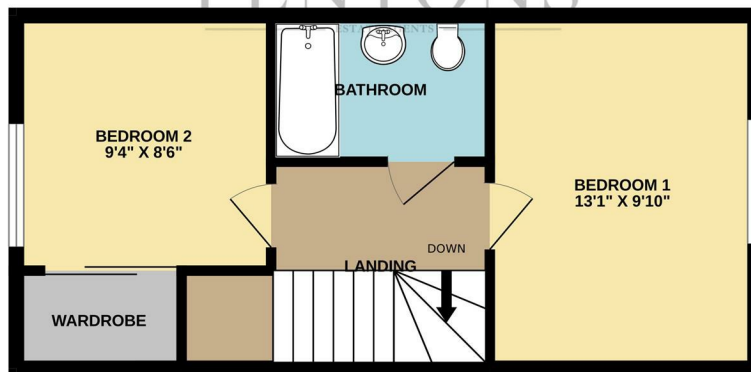
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GROUND FLOOR



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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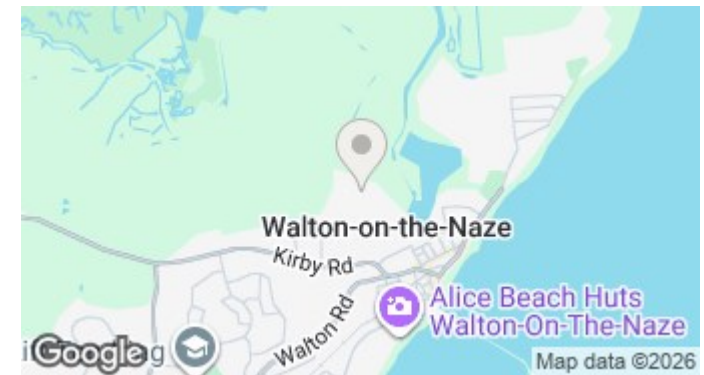
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

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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