

AGAR ROAD, WALTON ON THE NAZE, ESSEX, CO14 8DJ

Offers in excess of

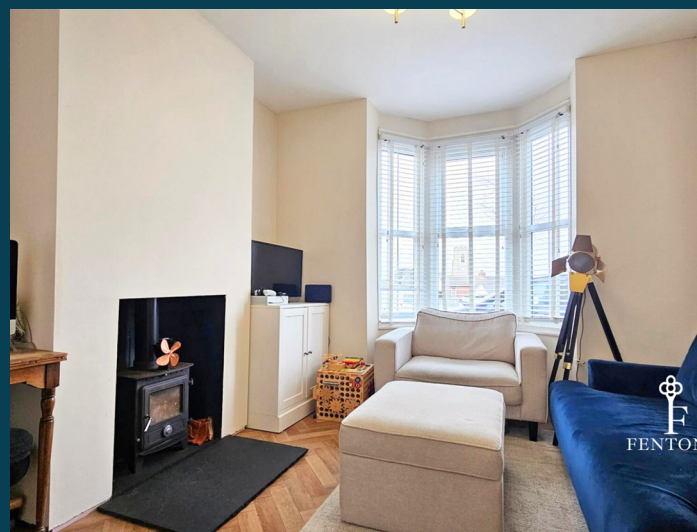
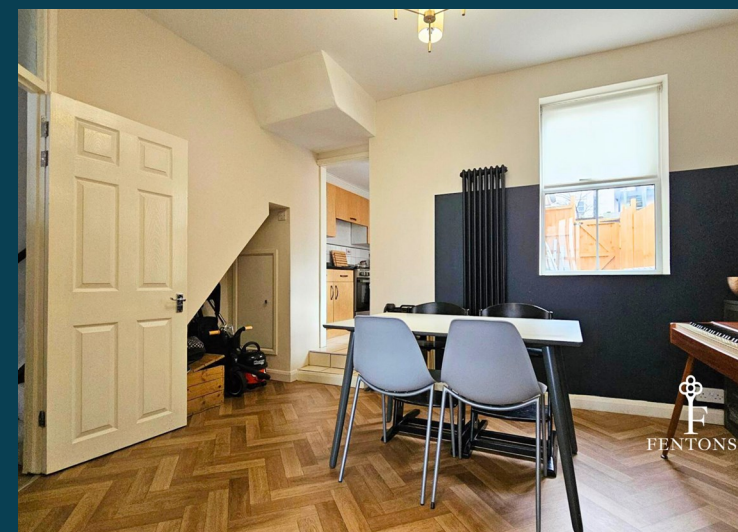
£200,000

FREEHOLD

- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Well Presented Throughout
- Close to Walton Seafront, High Street & Railway Station
 - Ideal Investment
- Boiler Installed 4 Years Ago
 - No Onward Chain
- Council Tax Band - A
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated minutes from Walton seafront, Fentons are delighted to present this well presented THREE DOUBLE BEDROOM END TERRACE HOUSE. The property is being offered with NO ONWARD CHAIN and makes an ideal investment. Agar Road enjoys a prime position in the sought after coastal town of Walton-on-the-Naze, just 100 metres from the beach and within easy walking distance of local shops and the mainline railway station, which provides direct links to London Liverpool Street. Early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Obscured sealed unit double door leading to:

Hallway

Stair flight to first floor. Wood effect vinyl flooring. Doors to:

Dining Room

12'1" x 9'10"

Built in storage cupboard. Wood effect vinyl flooring. Vertical radiator. Sealed unit double glazed window to rear. Open access to:

Lounge

12'2" x 10'10"

Multi fuel log burner. Wood effect vinyl flooring. Radiator. Sealed unit double glazed bay window to front.

Kitchen

11'7" x 8'

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level.

Plumbing for washing machine and tumble dryer. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side.

Inner Hall

Built in storage cupboard housing combination boiler which was installed 4 years ago. Tiled flooring. Sealed unit double glazed door to side leading to rear garden.

Door to:

Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Vertical radiator. Extractor fan. Obscured sealed unit double glazed window to side.

Landing

Loft access. Doors to:

Bedroom One

16'5" x 10'

Radiator. Sealed unit double glazed windows to front.

Bedroom Two

9'11" x 9'2"

Radiator. Sealed unit double glazed window to rear.

Bedroom Three

9'11" x 9'2"

Radiator. Sealed unit double glazed window to rear.

Outside - Rear

Paved area with rear gate access. Enclosed by panelled fencing.

Outside - Front

Shingled bed with hardstanding concrete pathway leading to entrance door.

Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2025/2026 £1477.89 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

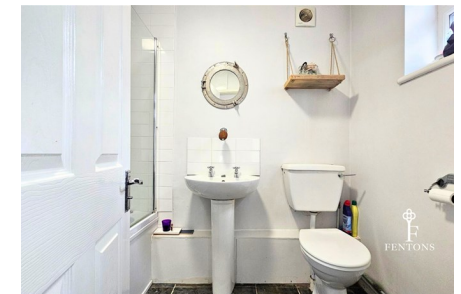
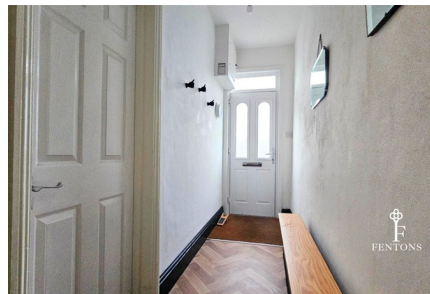
(Sewerage Type): Mains Drainage

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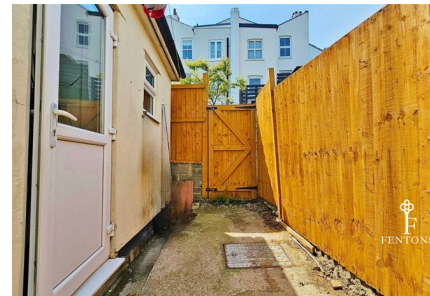
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

REFERRAL FEES -

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

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.

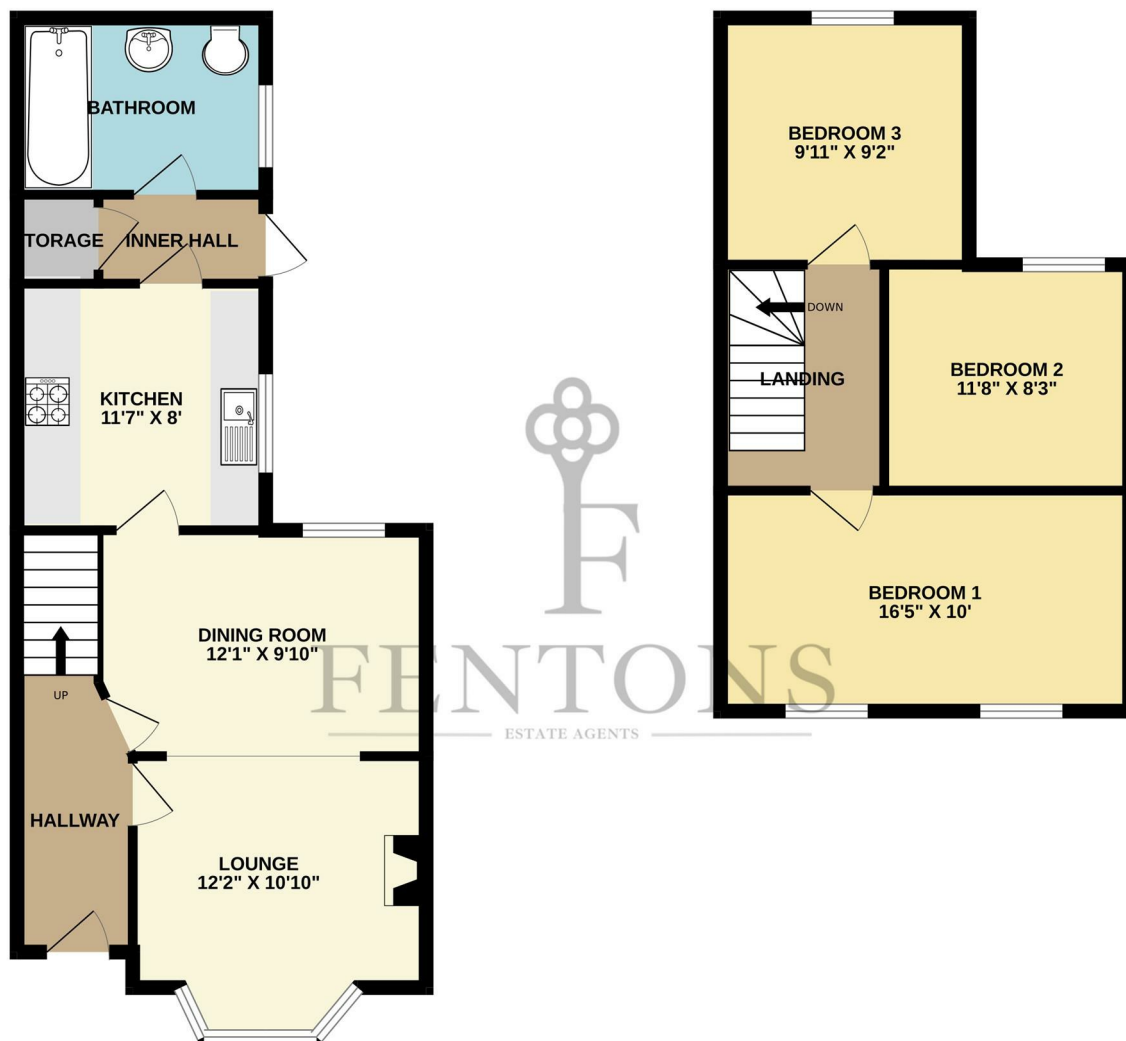


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GROUND FLOOR

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 779810info@fentonsestates.co.ukwww.fentonsestates.co.uk**Council Tax Band****A**

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	66	
	EU Directive 2002/91/EC	

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