

GREAT HARRODS, WALTON ON THE NAZE, ESSEX, CO14 8UN

Price

£307,500

FREEHOLD

- Two Double Bedrooms
 - Large Lounge
- Spacious Kitchen/Diner
- Lean To Overlooking Rear Garden
 - Modern Shower Room
 - Secluded Rear Garden
 - Detached Garage
- Ample Off Street Parking
 - No Onward Chain
- Council Tax Band - B / EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated on the popular 'Frinton Homelands' development and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this beautifully presented, TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW. The property offers spacious accommodation throughout boasting from a large lounge, spacious modern kitchen/diner, contemporary fitted kitchen and shower room, two well proportioned bedrooms and a secluded rear garden. Further benefits include a detached garage and ample off street parking. Great Harrods is conveniently located approximately 0.5 miles from the Triangle Shopping Centre, 1 mile from Frinton's railway station and town centre, and 0.6 miles from the seafront.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Hallway

Two built in storage cupboards, Loft access. Part fitted carpet, part tiled flooring. Radiator. Obscured double glazed windows to front and side aspects. Doors to all rooms. Door to:-

Bedroom One

12'8" x 9'9"

Radiator. Double glazed window to rear.

Bedroom Two

10'9" x 9'9"

Radiator. Double glazed window to front.

Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and drawers under. Walk in double length shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Fitted mirror. Spotlights. Extractor fan. Heated towel rail. Obscured double glazed window to rear.

Lounge

16'10" x 10'11"

Radiator. Double glazed window to front. Open access to:-

Kitchen/Diner

16'10" x 8'2"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl ceramic sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units at both eye and floor level. Enclosed wall mounted combination boiler providing heat and hot water throughout. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Double glazed sliding patio door leading to:-

Lean To

11'10" x 6'3"

Plumbing for washing machine. Eye level fitted cupboard. Windows to side and rear aspects. Door leading to:-

Outside - Rear

Part patio area. Remainder laid to lawn. Raised wooden decked area. Shed to remain. Beds stocked with array of shrubs, trees and flowers. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Concrete driveway providing ample off street parking leading to double gates to garage with up and over door. Remainder laid to slate with brick borders.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 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

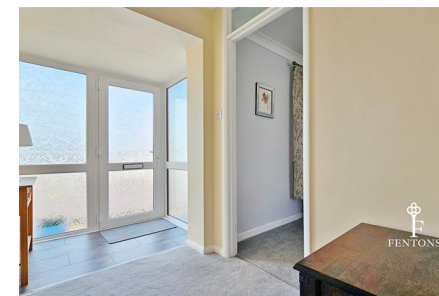
Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

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.



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REFERRAL FEES

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

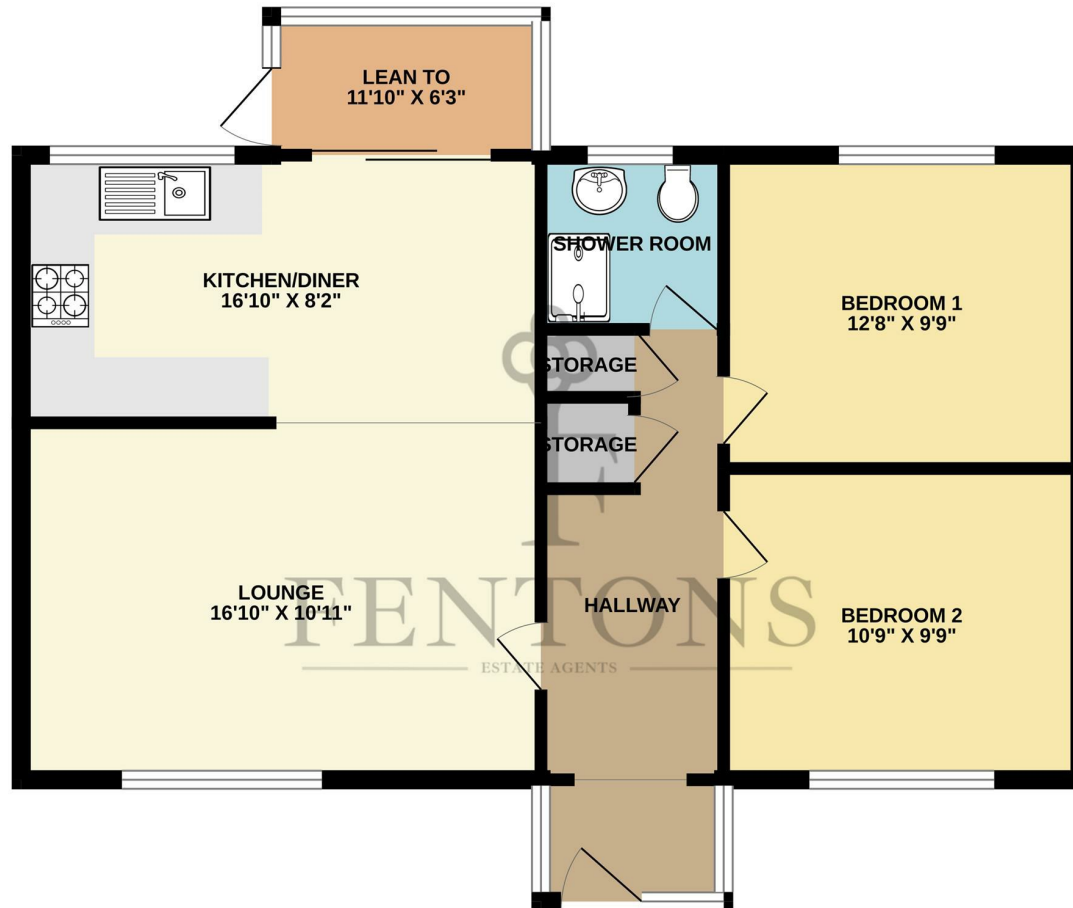
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GROUND FLOOR



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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Call us on

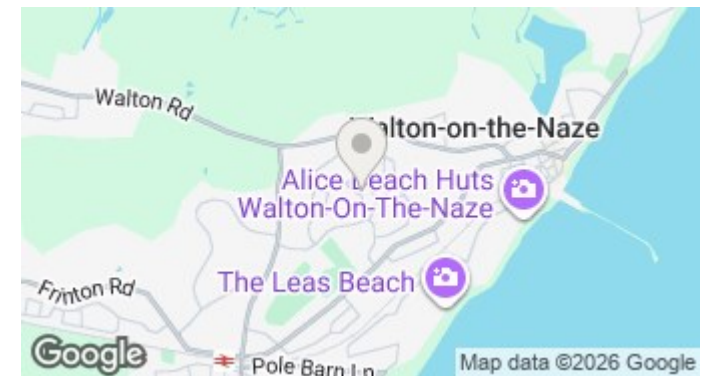
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Council Tax Band

B



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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