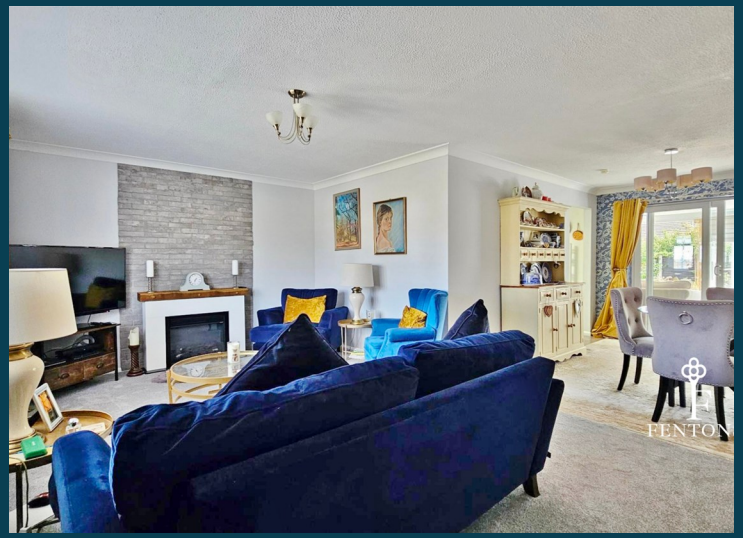

CHAMBERLAIN AVENUE, WALTON-ON-THE-NAZE, ESSEX, CO14 8TG

Offers in excess of

£400,000

FREEHOLD

- Two Double Bedrooms
- Quiet, Cul-De-Sac Location On Popular Frinton 'Homelands' Development
- Modernised Throughout & Immaculate Presented Throughout
- 23'7" Lounge/Dining Room & Conservatory
- Fully Integrated Kitchen With High End Appliances
- Modern Fitted Shower Room Suite
- Secluded South Facing Rear Garden
- Garage & Off Street Parking
- Must Be Viewed
- EPC Rating D/ Council Tax Band - C

2 1 1 D

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** MODERNISED THROUGHOUT ** Located on the popular Frinton 'Homelands' Development in a quiet no through road is this immaculately presented, spacious TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a 23'7" L-shaped lounge/diner, modern fitted shower room, bespoke fitted kitchen with a 'Velux' skylight and high-end integrated appliances and a secluded landscaped south facing rear garden. To the front is a low maintenance garden and off street parking leading to a garage. Perfectly located within easy reach of shopping amenities, bus routes connecting the local areas and situated within quarter of a mile Waltons town centre, seafront and mainline railway station an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Double glazed entrance door with obscured double glazed window panel leading to:-

Entrance Porch

Obscured double glazed window to side, Door leading to:-

Hallway

Built in storage cupboard. Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Loft access with pull down ladder. Vertical feature column radiator. Karndean flooring. Door to:-

Bedroom One

12'8" x 9'10"

Fitted wardrobes. Column radiator. Karndean flooring, Double glazed window to rear.

Bedroom Two

10'7" x 10'

Column radiator. Fitted wardrobes. Karndean flooring. Double glazed window to front.

Shower Room

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Fitted double length shower cubicle with wall mounted integrated controls and shower attachment. Fully tiled walls. Fitted extractor fan. Electric heated towel rail. Obscured double glazed window to rear.

Lounge/Diner

23'7" max x 17'3" max

L Shaped. Fireplace with electric fire under. Vertical radiator. Column radiator. Double glazed bay window to front. Double glazed patio doors giving access to conservatory. Open plan to:-

Kitchen

11'10" x 7'10"

Fitted with a range of modern fronted units. Granite bevelled worksurfaces with upstands. Inset stainless steel one and a half bowl butler sink with mixer tap. Inset four ring induction hob with extractor hood above. Built in double eye level Neff oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and washing machine. Karndean flooring. Velux skylight with rain sensor. Double glazed window to side. Double glazed door giving access to:-

Conservatory

17'1" x 7'6"

Part brick base. Glass roof. Karndean flooring. Column radiator. Double glazed windows to side and rear aspects. Double glazed French doors giving access to:-

Outside - Rear

Large secluded south facing garden. Landscaped with a mixture of paved and gravel areas. Borders well stocked with flowers, shrubs and bushes. Timber constructed potting shed to remain. Greenhouse to remain. Enclosed by panelled fencing. Outside tap. Access to front vis both sides. Private access door to garage.

Garage

16'1" x 8'7"

Power and lighting connected. Up and over door.

Outside - Front

Low maintenance landscaped garden. Majority shingled. Array of flowers, shrubs and bushes. Path leading to entrance door. Driveway providing off street parking leading to garage.

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

20 CHAMBERLAIN AVENUE, WALTON-ON-THE-NAZE, ESSEX, CO14 8TG

AML

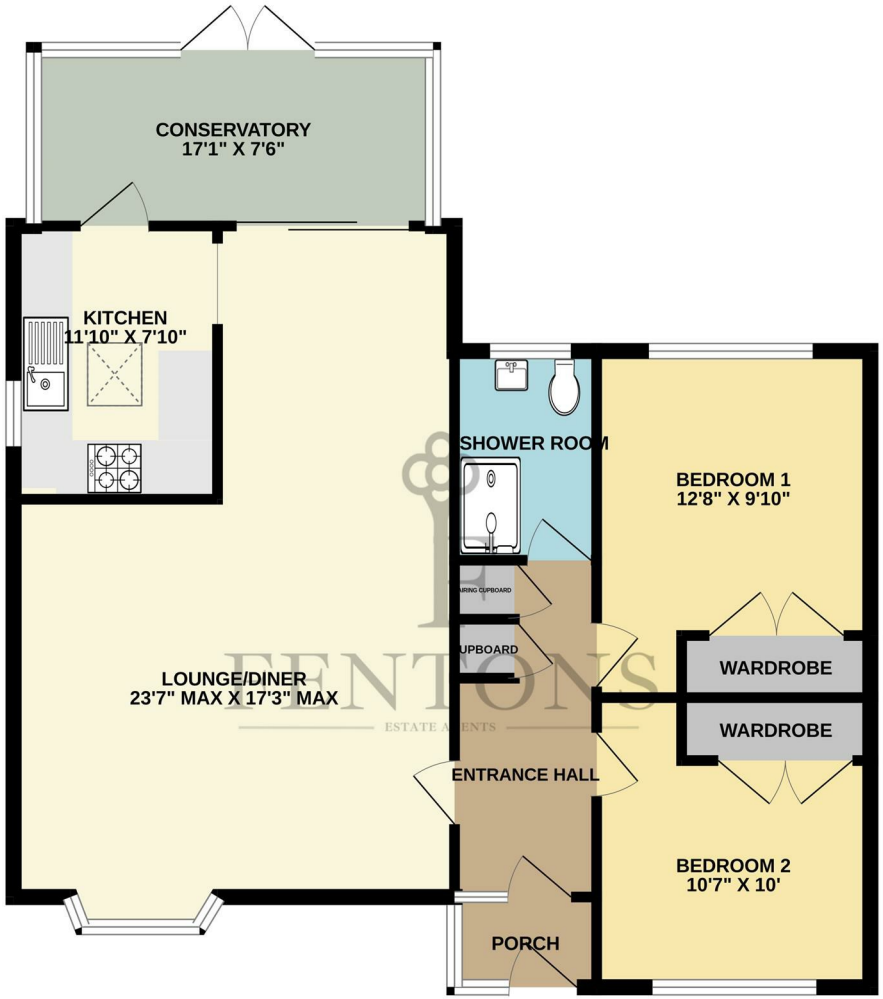
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

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



CHAMBERLAIN AVENUE

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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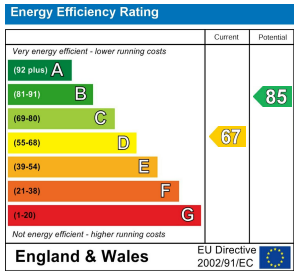
Council Tax Band

C



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