

WOODBERRY WAY, WALTON-ON-THE- NAZE, ESSEX, CO14 8EL

Price

£165,000

LEASEHOLD

- Two Bedrooms
- Ground Floor Maisonette
 - Tenant in Situ
 - Garage in Block
 - Off Street Parking
- Walking Distance to Local Shops, Amenities & Beach
- Walking Distance to Walton's Mainline Railway Station
 - Buy to Let Investment Opportunity
 - EPC Rating - E
 - Council Tax Band - B



FENTONS
ESTATE AGENTS



****BEING SOLD WITH TENANT SITU**** Situated in a non-estate position in the popular seaside town of Walton-on-the-Naze, Fentons are pleased to offer for sale this TWO DOUBLE BEDROOM, GROUND FLOOR MAISONETTE. The property is well presented throughout and benefits from a garage and off street parking and a PRIVATE GARDEN. Woodberry Way is conveniently located within three hundred metres of Walton's seafront and mainline railway station and is within half a mile of Walton's town centre. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

UPVC double glazed front door leading to:

Hallway

Radiator. Built in airing cupboard. Doors to:

Lounge

16'2" x 11'11"

Radiator. Sealed unit double glazed window to front.

Kitchen

12'5" x 7'10"

Fitted in a range of matching units. Laminated rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Further range of matching fronted units both eye and floor level. Freestanding gas oven and hob. Space and plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Bedroom One

12' x 11'10"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'2" x 9'11"

Radiator. Fitted wardrobe with mirrored sliding doors. Sealed unit double glazed window to rear.

Bathroom

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted walk in bath with wall mounted shower attachment. Wood effect laminate flooring. Part tiled walls. Extractor fan. Obscured sealed unit double glazed window to rear.

Outside - Rear

Rear garden to the left of property. Patio area with washing line. Enclosed by paneled fencing.

Outside - Front

Garage in block to side of property. Hard standing area in front of garage providing off street parking. Lawned area at front of property with shrubs (to left). Concrete pathway leading to front door. Brick wall to front.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): TBC

Annual ground rent amount (£):

Ground rent review period (year/month):
Annual service charge amount (£): TBC
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - 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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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.

Disclaimer - Wide Angle Lens Etc

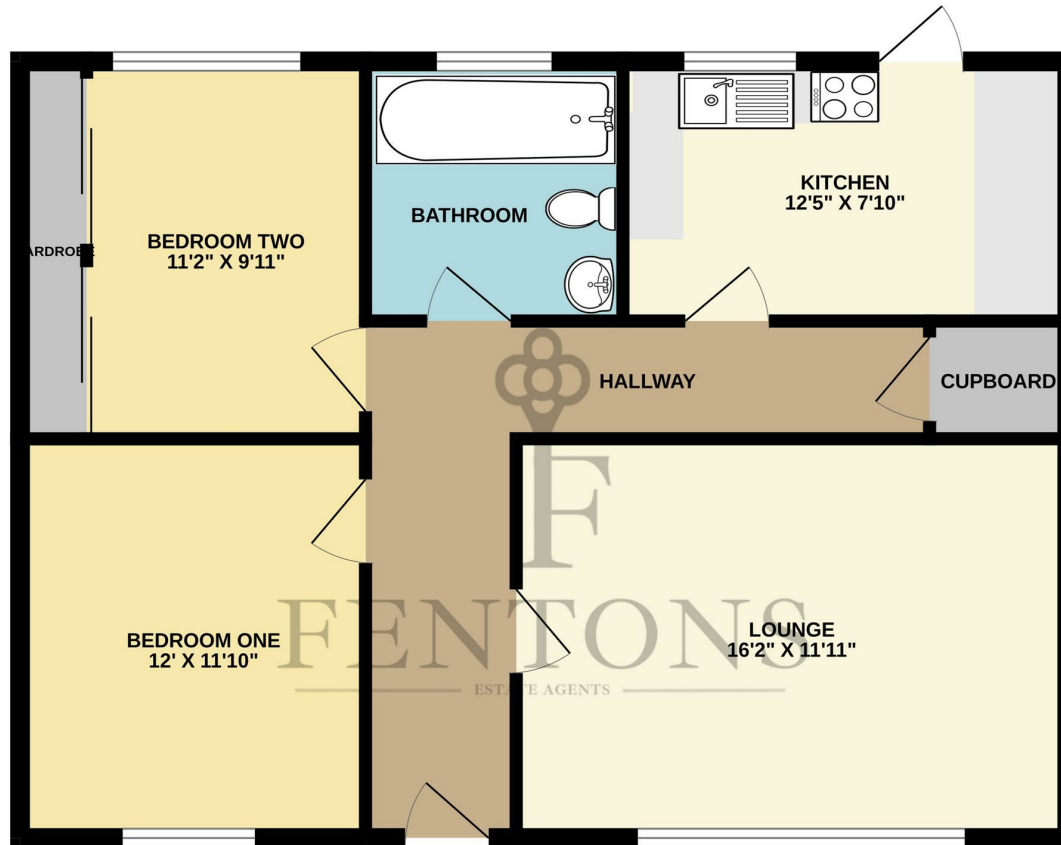
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GROUND FLOOR



2 WOODBERRY WAY

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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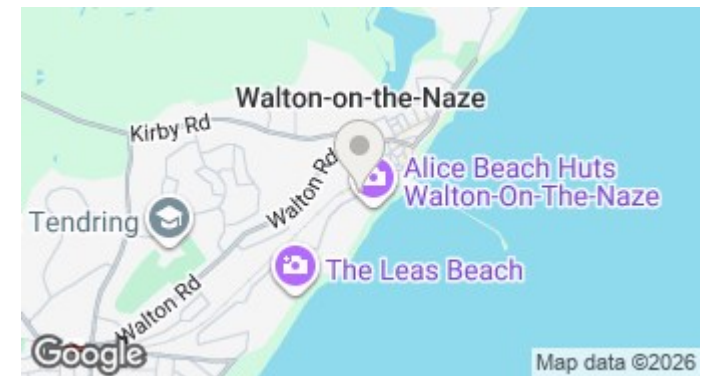
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www.fentonsestates.co.uk

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	48	
	EU Directive 2002/91/EC	

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