

FLORENCE ROAD, WALTON ON THE NAZE, ESSEX, CO14 8HP

Price

£245,000

FREEHOLD

- Two Double Bedrooms
- 150ft Rear Garden
- Ideal Investment Opportunity
 - Modernisation Required
 - Off Road Parking
- Potential To Extend S.T.P.P.
- Sought After 'Naze' Location
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the popular coastal town of Walton-on-the-Naze, just 100 metres from the seafront, Fentons are pleased to offer for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is offered with NO ONWARD CHAIN and features an impressive approximately 150ft rear garden. The property requires a full programme of modernisation, presenting an excellent opportunity for purchasers to create a home to their own taste and specification. Conveniently located within approximately 150 metres of a local convenience store and around one mile from Walton's town centre and mainline railway station, this property is ideally positioned for both local amenities and transport links. An early internal inspection is highly recommended to fully appreciate the potential and accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway

Vinyl flooring. Radiator. Doors to:

Lounge

13'2" x 10'4"

Two radiators. Sealed unit double glazed window to front.

Bedroom One

12'11" x 10'3"

Radiator. Sealed unit double glazed window to rear.

Bedroom Two

9'11" x 9'11"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed window to side.

Kitchen

10' max x 9'11"

Fitted with a range of matching white fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Further selection of matching units both at eye and floor level. Tiled splashback. Vinyl flooring. Plumbing for washing machine. Radiator. Obscured window to rear. Sealed unit double glazed window to rear. Obscured hardwood door leading to:

Conservatory

11'1" x 9'11")

Tiled flooring. Wall mounted electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:

Outside - Rear

Part paved area. Remainder laid to lawn. Array of trees and shrubs. Sheds to remain.

Outside - Front

Hardstanding concrete area providing off street parking for several vehicles. Remainder laid to lawn with an array of trees and shrubs.

Material Information - Freehold Property

Tenure: Freehold - The property is being sold with Possessory Title. An Indemnity Policy will be provided via the solicitors.

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

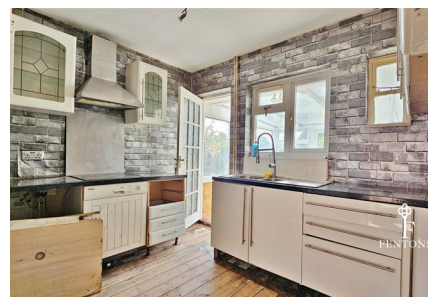
Any Additional Property Charges: N/A

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

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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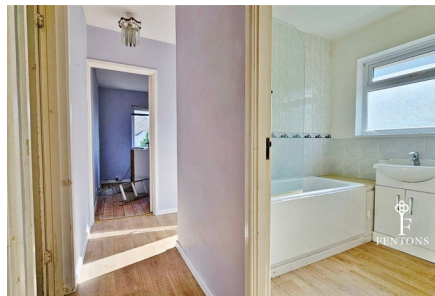


REFERRAL FEES

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

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



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

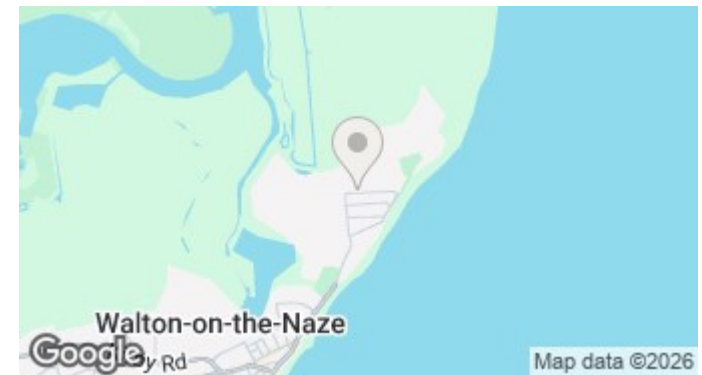
01255 779810

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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