

COLUMBINE GARDENS, WALTON-ON-THE-NAZE, ESSEX, CO14 8NS

Price

£275,000

FREEHOLD

- Two Double Bedrooms
- Quiet, Cul-De-Sac Location
 - 16'5" x 10'9" Lounge
- 14'9" Sun Room Opening Onto Rear Garden
- Well Maintained Secluded Rear Garden
- Detached Garage & Off Street Parking
 - Gas Central Heating
- Sought After Coastal Town
 - EPC Rating D
 - Council Tax Band - C



FENTONS
ESTATE AGENTS



Located in the popular coastal town of Walton-on-the-Naze at the of a quiet CUL-DE-SAC, Fentons Estate Agents are pleased to offer for sale this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. Well presented throughout the property offers a 16'5" lounge, 12'4" fitted kitchen leading into a 14'9" sun room which opens onto the secluded rear garden. To the front there a easy maintainable front garden and off street parking leading to the detached garage. The property is conveniently situated within a mile of the shopping facilities in Connaught Avenue, the mainline railway station and seafront. 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

Obscured sealed unit double glazed entrance door to:-

Porch

Tiled flooring. Obscured hardwood entrance door leading to:-

Hallway

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Door to:-

Lounge

16'5" x 10'9"

Feature fireplace with marble surround and electric fire under. Radiator. Sealed unit double glazed window to front.

Master Bedroom

13'6" x 10'9"

Radiator. Sealed unit double glazed window to rear.

Bedroom Two

13'1" x 8'5"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises low level W/C. Pedestal wash hand basin. Enclosed panelled

bath with mixer taps and shower attachment. Part tiled walls. Wood laminate flooring. Heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen

12'4" x 8'1"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Space for cooker. Further selection of matching units at both eye and floor level. Part tiled walls. Plumbing for automatic washing machine. Plumbing for automatic dishwasher. Space for fridge/freezer. Wall mounted boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:-

Sun Room

14'9" x 7'

Part brick base. Po-carbonated roof. Wood laminate flooring. Wall lighting. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed 'French' doors leading to rear.

Outside - Rear

Part paved patio area. Remainder laid to lawn. Undercover raised wooden decked seating area. Shingled beds. Private access door to garage. Access to front via side gate. Enclosed by panel fencing.

Outside - Front

Majority laid to lawn. Shingled beds. Hard standing driveway providing off street parking leading to a detached garage with an up and over door.

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

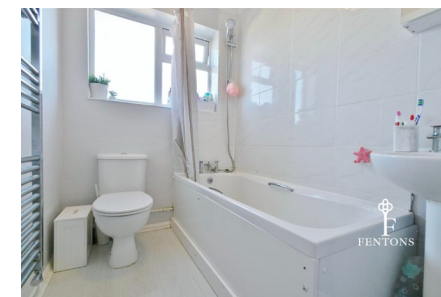
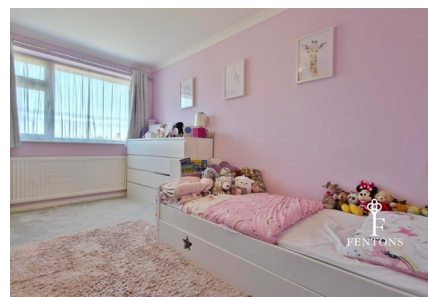
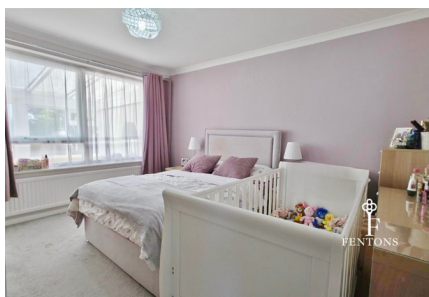
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REFERRAL FEES

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

Material Information - Freehold Property

Tenure: Freehold






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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>

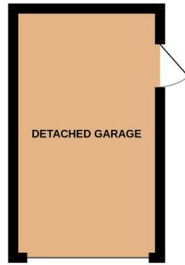
Non Standard Property Features To Note: N/A



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GROUND FLOOR



COLUMBINE GARDENS

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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www.fentonsstates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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