

GRIMSTON WAY, WALTON-ON-THE- NAZE, ESSEX, CO14 8SY

Price

£295,000

FREEHOLD

- Two Bedrooms
- Large L-Shaped Lounge/Diner
- Modern Kitchen & Shower Room
 - UPVC Conservatory
- Garage & Ample Off Street Parking
- Popular Homelands Development
- Close to Triangle Shopping Centre
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated in a sought after location and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this well maintained, TWO BEDROOM DETACHED BUNGALOW. The property offers spacious accommodation throughout, including a generous L-shaped lounge/diner, modern kitchen and shower room, secluded rear garden, detached garage and ample off street parking. Grimston Way is conveniently located approximately 0.6 miles from the Triangle Shopping Centre, 0.9 miles from Frinton-on-Sea Railway Station, 1.4 miles from Walton-on-the-Naze Railway Station and 1.5 miles from the seafront.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Hallway

Built in storage cupboards. Radiator. Door to:-

Bedroom One

12'10" x 10'3"

Fitted wardrobe with sliding doors. Radiator. Double glazed window to front.

Bedroom Two

12'9" x 8'2"

Radiator. Double glazed window to front.

Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with fitted screen and wall mounted shower attachment. Part tiles walls. Vinyl flooring. Radiator. Double glazed window to side.

Lounge/Diner

20'3" x 18'10"

Wall lights. Two radiators. Obscured and clear glass double glazed windows to side and rear aspect. Double glazed door leading to conservatory. Door to:-

Kitchen

10'6" x 8'9"

Fitted with a range of modern fronted units. Granite effect worksurfaces. Inset ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units at both eye and floor level. Fitted breakfast bar with granite effect worksurface and seating area under. Integrated fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heat and hot water throughout. Part tiled walls. Tiled effect vinyl flooring. Spotlights. Radiator. Double glazed window to side. Double glazed door to side leading to rear garden.

Conservatory

14'10" x 8'8"

Double glazed windows to side and rear aspects. Double glazed sliding patio door to side leading to:-

Outside - Rear

Part paved areas. Remainder laid to shingle. Access to front via both side gates. Enclosed by panelled fencing.

Outside - Front

Concrete driveway providing off street parking leading to garage with an up and over door. Remainder laid to lawn.

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

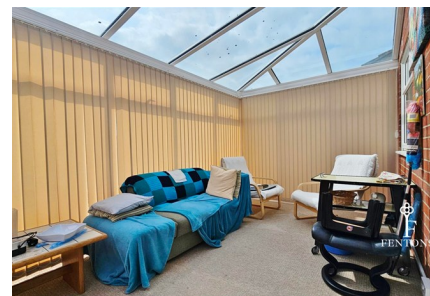
Current Correct Information Please Visit:

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

Non Standard Property Features To Note: N/A

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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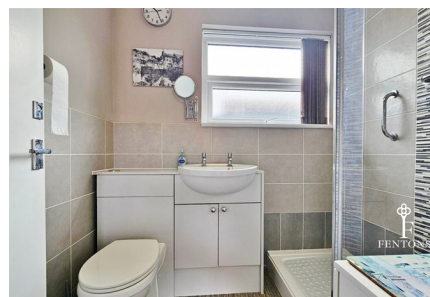




REFERRAL FEES

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

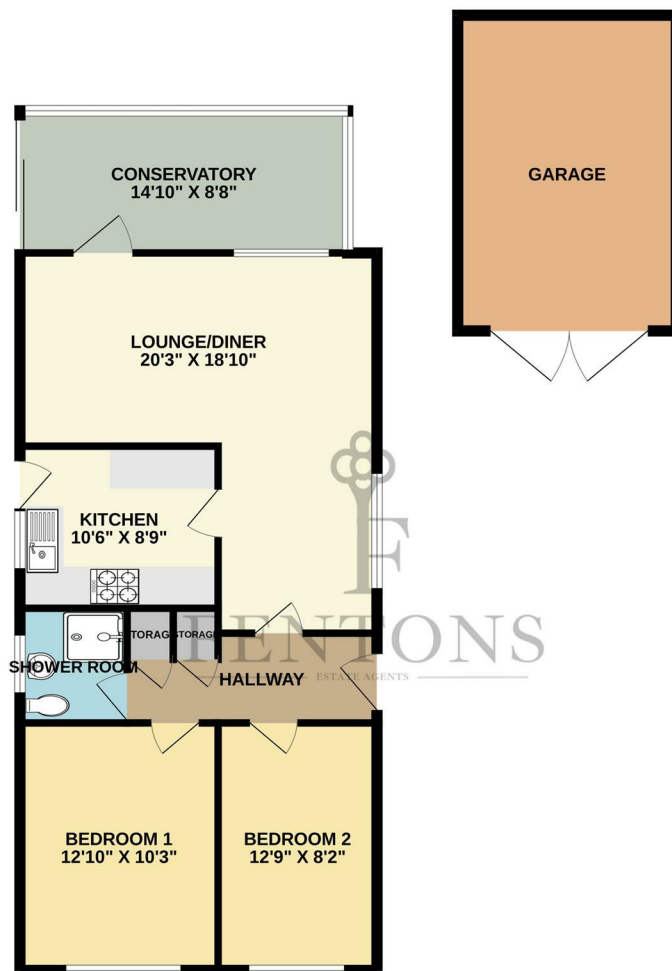
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GROUND FLOOR



GRIMSTON 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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Call us on

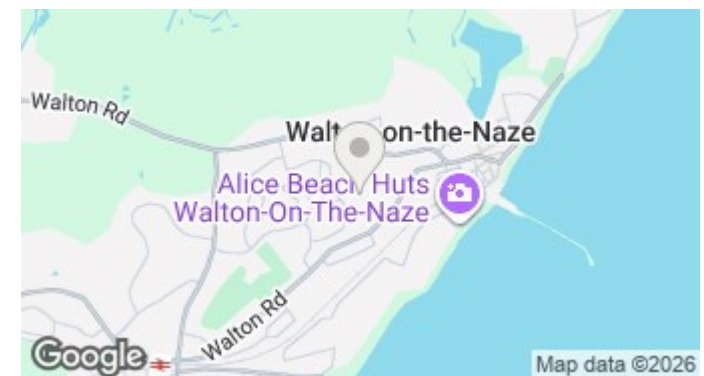
01255 779810

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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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