





GATEFIELD CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8SH

Guide price

£275,000

FREEHOLD

- Three Bedrooms
- Bathroom & Shower Room
- Corner Plot Position
- Well Presented Throughout
- Bedroom Three/Sitting Room
- Garage & Ample Off Street Parking
- South Facing Garden
- Close to 'Triangle' Shopping Centre
- No Onward Chain
- Council Tax Band - D / EPC Rating - C

3 2 2 C

FENTONS
ESTATE AGENTS

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

Situated on a generous CORNER PLOT within the sought-after Frinton Homelands development and being offered with NO ONWARD CHAIN, Fentons are delighted to present this exceptionally spacious THREE BEDROOM DETACHED BUNGALOW. The property features a separate bathroom and shower room, a substantial central dining room, and ample off-street parking leading to a detached garage. Ideally positioned, this attractive bungalow is just a short walk from the shopping facilities at the Triangle Shopping Centre and is within one mile of Frinton's town centre, mainline railway station, and seafront.

Strap (intro) Line:

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Obscured sealed unit double glazed entrance door giving access to:

Entrance Porch
Tiled flooring. Obscured door giving access to:

Shower Room
White suite comprises low level w/c. Vanity wash hand basin. Shower cubicle with wall mounted integral shower. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to front.

Hallway
Three built in storage cupboards. Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Door to:-

Bedroom One
13'5" x 9'
Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

Bedroom Two
12'2" max x 9'
Built in wardrobes. Cupboard. Radiator. Sealed unit double glazed window to front.

Bathroom
White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Heated towel rail. Obscured sealed unit double glazed window to rear.

Dining Room
15'7" x 10'10"
Double doors to lounge. French doors with two obscured windows giving access to sitting room/bedroom 3. Obscured door to:

Kitchen
12'1" x 9'
Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Part tiled walls. Space for cooker. Wall mounted extractor fan. Plumbing for washing machine. Sealed unit double glazed window to front. Sealed unit double glazed window to side.

Lounge
23'3" x 11'
Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed windows to front and rear.

Sitting Room/Bedroom Three
11'8" x 11'7"
Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed French style doors giving access to rear. Door to:-

Inner Hall
Obscured double glazed door giving access to rear.

Outside - Rear
South facing. Newly laid patio area. Private access door to garage. Gate giving access to front.

Outside - Front
The property is situated on a corner plot. Block paved driveway providing ample off street parking leading to detached garage.

Material Information - Freehold Property -

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2025/2026 £2216.84 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:

Non Standard Property Features To Note: N/A

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.

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.

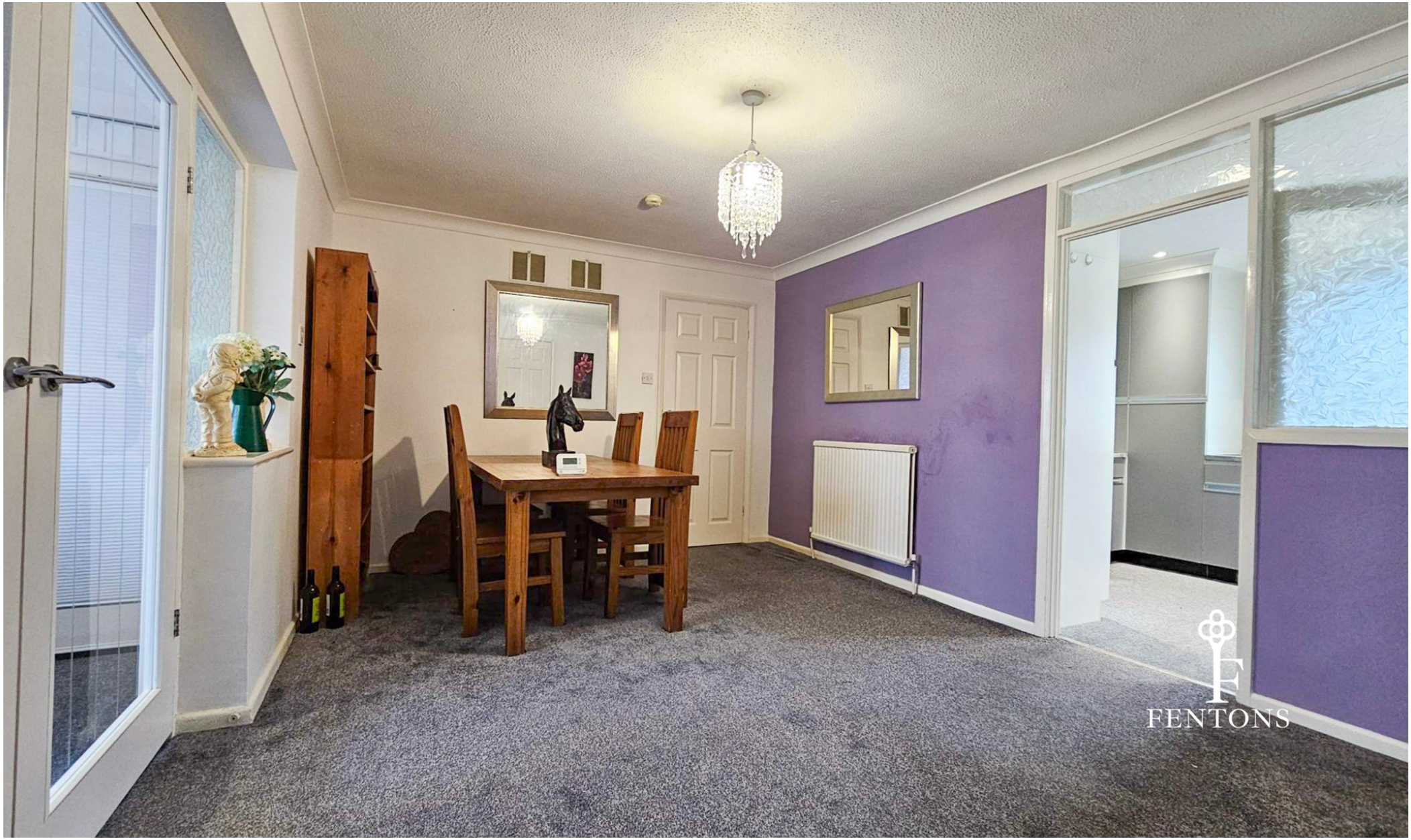
Auctioneers Additional Comments











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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

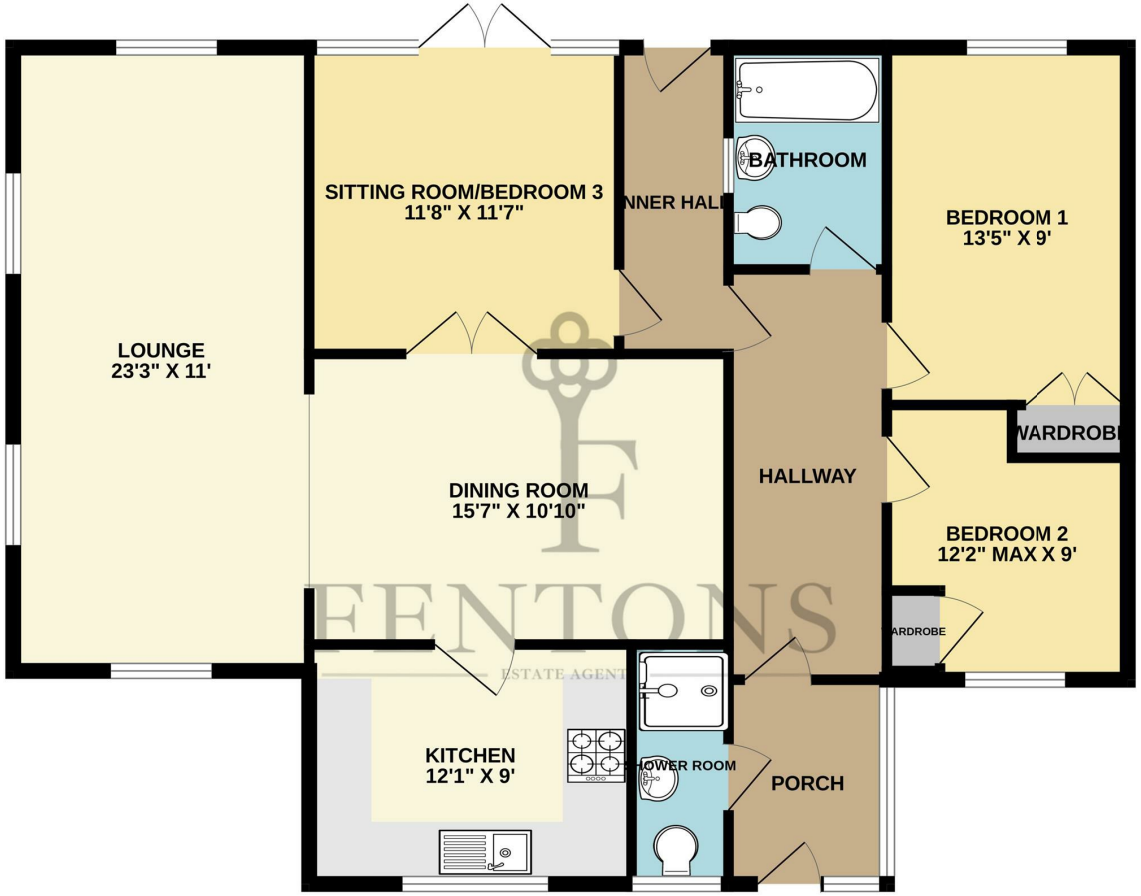
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

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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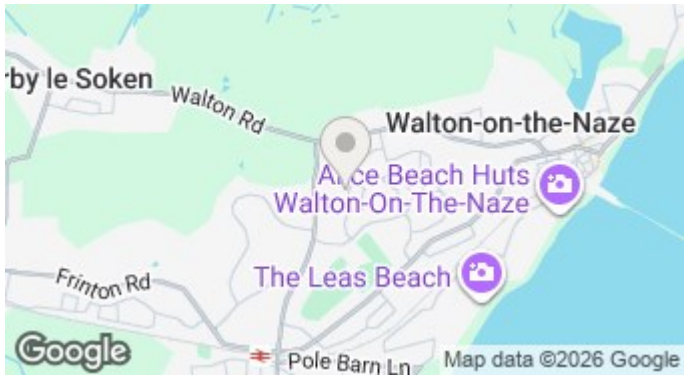
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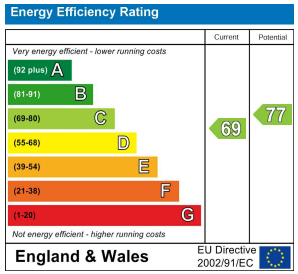
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Council Tax Band

D





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