

AMBROSE WAY, WALTON-ON-THE- NAZE, ESSEX, CO14 8FP

Price

£260,000

FREEHOLD

- Two Double Bedrooms
- Popular 'Hamford Park' Development
- Energy Efficient Property Built 2019
- Immaculately Presented Throughout
- Ground Floor Cloakroom & First Floor Family Bathroom
- Fully Integrated Modern Fitted Kitchen With Breakfast Bar
 - 13'1" Lounge Opening Onto 40' Rear Garden
- Short Walk To Local Shopping Amenities & Seafront
 - Off Street Parking
- EPC Rating B/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Built in 2019 and situated on the 'Hamford Park' development in the popular coastal town of Walton-on-the-Naze is this immaculately presented TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. Located within easy reach of stunning countryside walks and local shopping amenities this property is not to be missed. The property boasts an open plan kitchen/lounge which leads onto the beautifully presented 40' rear garden. In addition there is a ground floor cloakroom and to the first floor are two spacious bedroom served by a modern fitted family bathroom. The property is positioned on a quiet residential road and offers off street parking for two vehicles. Waltons town centre, seafront and mainline railway station are with quarter of a mile away and an early viewing is highly recommended to appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Obscured glazed composite entrance door leading to:-

Entrance Hall

Built in double length storage cupboard housing fuse board and wall mounted combination boiler providing heat and hot water throughout. Luxury vinyl flooring. Open access to kitchen/lounge. Door to:-

Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin with tiled splashback. Luxury vinyl flooring. Radiator. Extractor fan. Obscured double glazed window to front with fitted electric blind and remote control to remain.

Kitchen Area

13'1" x 10'1"

Fitted with a range of modern matching fronted units. Square edge wood effect worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Fitted breakfast bar. Integrated fridge/freezer, dishwasher and washing machine. Plinth lighting and heater. Stair flight to first floor. Built in understairs storage cupboard. Luxury vinyl flooring. Open plan leading to:-

Lounge

13'1" x 11'1"

Continuation of luxury vinyl flooring. Radiator. Double glazed window to rear with fitted electric blind and remote control to remain. Double glazed French doors with fitted electric blind and remote control giving access to:-

First Floor Landing

Loft access. Radiator. Doors to all rooms. Door to:-

Bedroom One

13'1" x 10'1"

Radiator. Double glazed window to rear with electric blind and remote control to remain.

Bedroom Two

13' max x 8'6"

Radiator. Double glazed window to front with fitted electric blind and remote control to remain.

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower and separate attachment. Fitted glass shower screen. Part tiled walls. Wood laminate flooring. Extractor fan. Heated towel rail.



Outside - Rear

40' approx

Porcelain patio. Part laid to lawn. Shingled borders. Enclosed by panelled fencing. Outside tap and light. Gate giving access to front.

Outside - Front

Low maintenance shingled beds. Driveway providing ample off street parking for two vehicles. Outside lighting. Porcelain pathway leading to entrance door under a storm porch.

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



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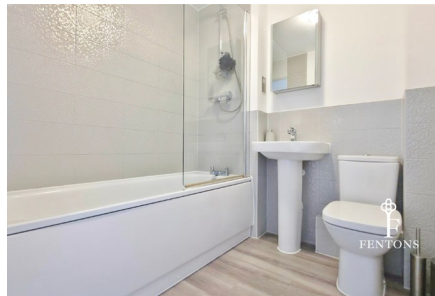
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

REFERRAL FEES

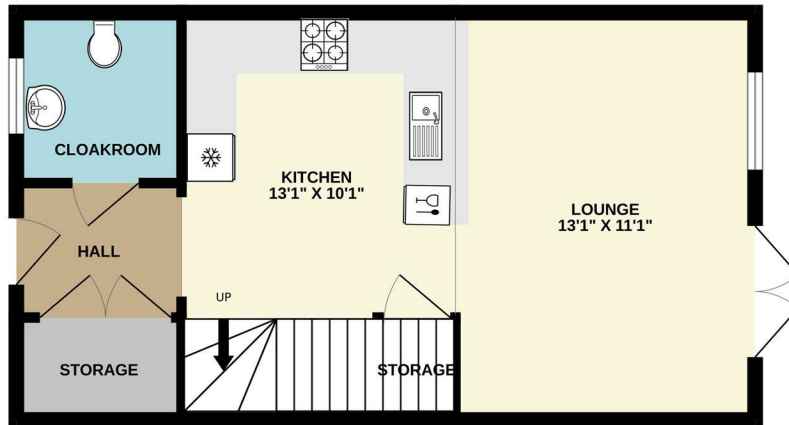
You will find a list of any/all referral fees we may receive on our website



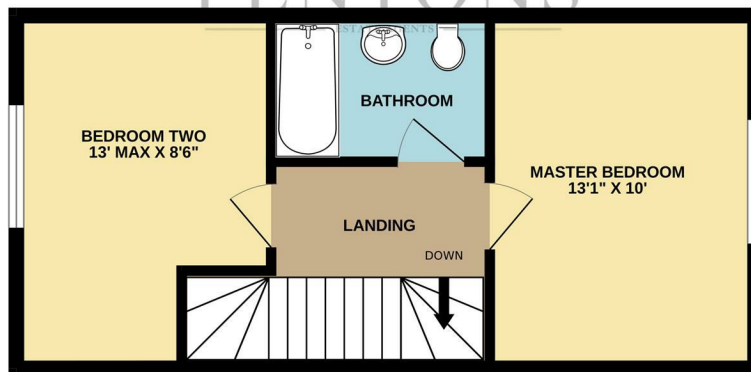
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GROUND FLOOR



1ST 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

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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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