

GRANGE CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8UP

Price

£275,000

FREEHOLD

- Three Bedrooms
 - Extended
 - Study/Office
- Ground Floor Cloakroom & First Floor Bathroom
 - Garage & Off Road Parking
 - Cul-De-Sac Position
 - No Onward Chain
- Frinton Homelands Development
 - Council Tax Band - D
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated on the popular FRINTON HOMELANDS DEVELOPMENT, Fentons are pleased to offer for sale this EXTENDED, THREE BEDROOM DETACHED HOUSE. The property is in need of modernisation throughout and is being offered with NO ONWARD CHAIN. Grange Close offers excellent links to shopping amenities at the Triangle shopping centre, primary and secondary schools and bus routes. Frinton-on-sea's town centre, mainline railway station and seafront are conveniently located within one and a quarter miles of the property. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed sliding patio entrance door leading to:

Porch

Built in storage cupboard. Obscured hardwood door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Built in storage cupboard.

Electric night storage heater. Radiator. Obscured window to front. Door to:

Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to side.

Lounge/Diner

21'10" x 11'10" max

Two radiators. Gas heater. Electric night storage heater. Sealed unit double glazed window to front. Window to rear. Door to:

Snug/Office

11'9" x 11'8"

Electric night storage heater. Sealed unit double glazed windows to side and rear.

Kitchen

12'7" x 7'4"

Fitted with a range of fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Plumbing for washing machine. Space for fridge. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Landing

Loft access. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to side. Doors to:

Bedroom One

11' x 11'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'1" x 8'2"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

Bedroom Three

10'1" x 7'6"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Majority laid to lawn. Beds stocked with an array of mature shrubs, trees, flowers and bushes. Outside light. Enclosed by panelled fencing. Access to front via side gate.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with electric roller door. Remainder laid to lawn. Beds stocked with shrubs and bushes.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027: £2316.58 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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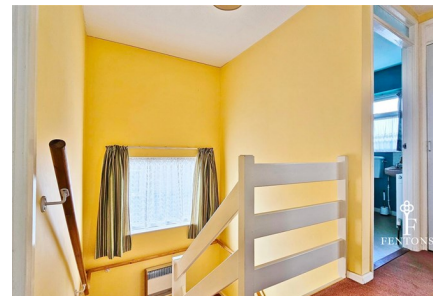
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.



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Call us on

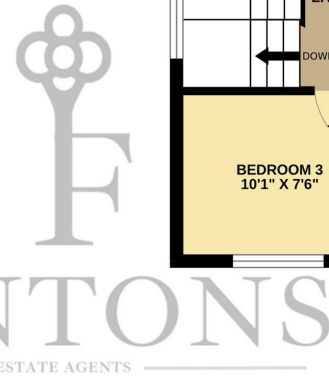
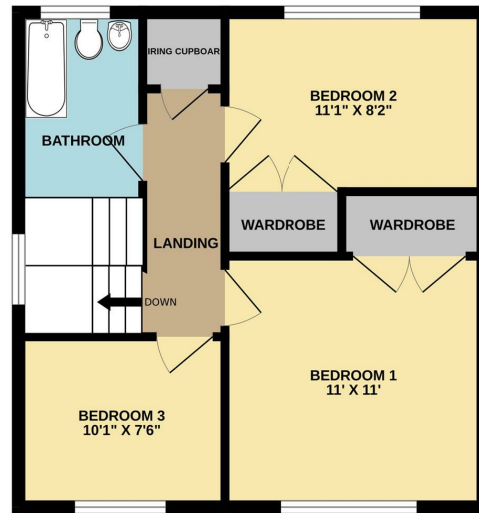
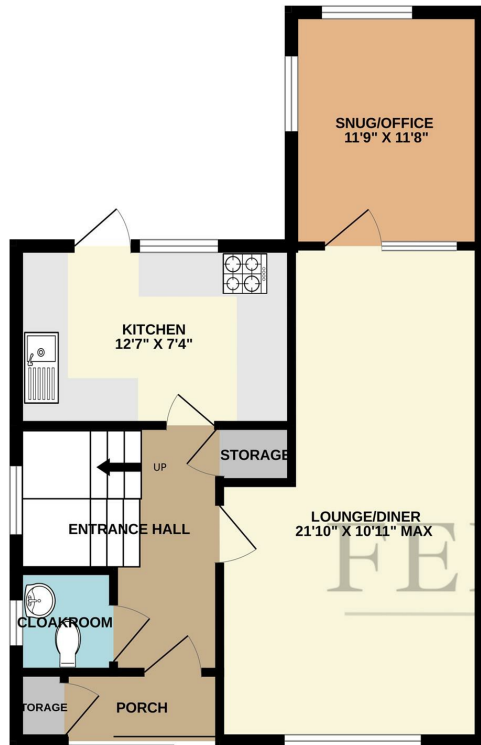
01255 779810

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GROUND FLOOR

1ST FLOOR



GRANGE CLOSE

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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Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(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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