

# FLORENCE ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8HP

Price

**£285,000**

FREEHOLD

- Extended With Two Double Bedrooms
  - 150 Metres To Seafront
  - Quiet, Non-Estate Position
  - Shower Room & Cloakroom
  - L-Shaped Lounge/Diner
  - Secluded, West Facing Garden
- Detached Garage & Off Street Parking
  - No Onward Chain
  - Sought After Coastal Town
- EPC Rating D/ Council Tax band - D



**FENTONS**  
ESTATE AGENTS



**\*\* NO ONWARD CHAIN \*\*** Situated in the popular coastal town of Walton-on-the-Naze, within walking distance to the Seafront, Fentons Estate Agents are delighted to offer for sale this EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a light and airy feel throughout and is conveniently located within fifty metres of the local convenience store and within one mile of Walton's town centre and mainline railway station. It is the valuer's 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 door leading to:

#### Entrance Porch

Tiled flooring. Obscured sealed unit double glazed window to front. Obscured sealed unit double glazed door leading to:

#### Hallway

Loft access. Radiator. Doors to:

#### Bedroom One

12'10" x 10'9"

Fitted storage cupboard housing 'Ideal' combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

11'5" x 10'9"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front.

#### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Double length shower cubicle with fitted shower screen and wall mounted electric shower. Part tiled walls. Tiled flooring. Wall mounted electric heater. Radiator. Obscured sealed unit double glazed window to side.

#### Lounge

21'7" x 10'9"

Featured surround with inset electric fire. Two radiators. Featured obscured windows to side. Sealed unit double glazed window to rear. Open access to:

#### Dining Area

9'11" x 8'3"

Three radiators. Sealed unit double glazed sliding patio door to rear. Door to lobby. Open access to:

#### Kitchen

9'11" x 8'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Part tiled walls. Tiled effect vinyl flooring. Under cupboard lighting. Radiator. Door to Hallway.

#### Lobby

Fitted wooden storage cupboard. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double door leading to rear garden. Door to:

#### Cloakroom

Low level W/C. Enclosed wash hand basin. Tiled splashback. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.

#### Outside - Rear

Secluded west facing. Wooden fitted stairs leading to part paved and concrete areas. Remainder laid to lawn. Beds well stocked with an array of shrubs and bushes. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.

#### Outside - Front

Concrete driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to shingle and lawn. Beds stocked with flowers and shrubs. Concrete pathway with steps leading to entrance door. Outside light and tap. Enclosed by panelled fencing and concrete wall.

#### 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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#### 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.

#### REFERRAL FEES

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

#### 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:

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

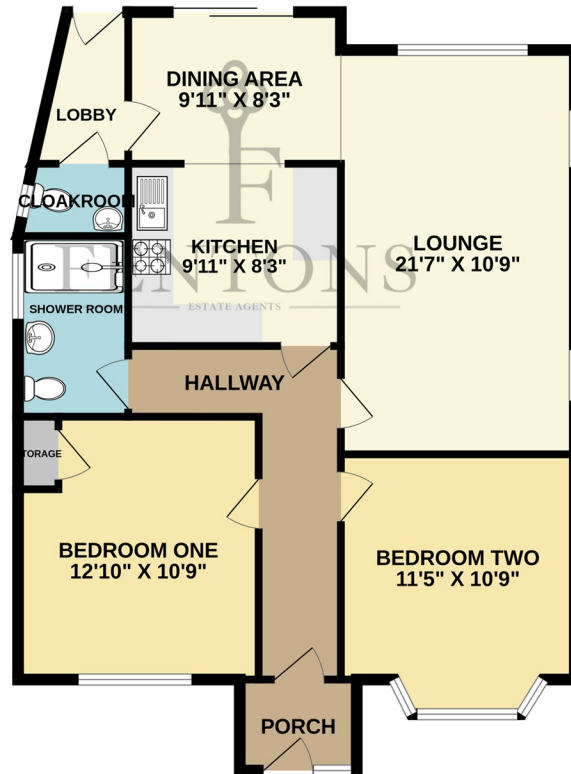
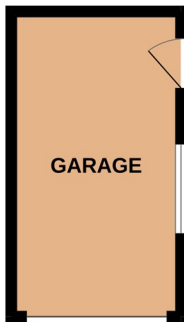
Non Standard Property Features To Note: N/A



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GROUND FLOOR



Call us on

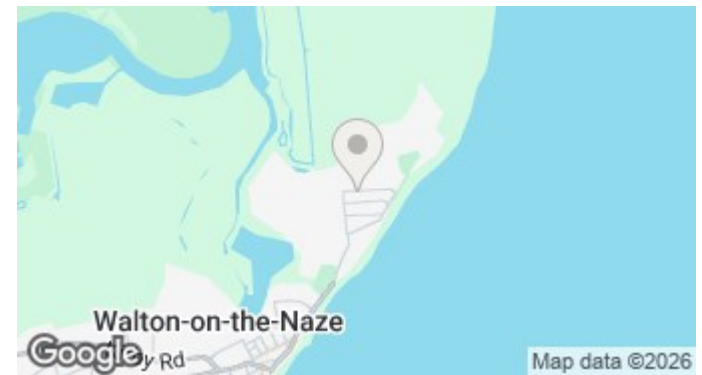
**01255 779810**

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**D**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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