

WALTON ROAD, WALTON ON THE NAZE, ESSEX, CO14 8LZ

Price

£315,000

FREEHOLD

- Two Bedrooms
- Sought After, Non-Estate Position
- Two UPVC Conservatories
- 20'5" x 12'9" Lounge With Potential Open Fire
- Low Maintenance South Facing Garden
- Elevated Position
- P. Ample Off Street Parking For Multiple Cars
- Must Be Viewed
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in a well established non-estate position, Fentons are delighted to bring to market this well presented, TWO BEDROOM DETACHED BUNGALOW. The property lies on the outskirts of the highly sought after coastal town of Walton-on-the-Naze and is conveniently located within half a mile of the town centre, seafront, and the mainline railway station, which provides direct links to London Liverpool Street. The bungalow offers well proportioned accommodation throughout, including two separate conservatories accessed from both the kitchen and the lounge. Externally, the property benefits from a low maintenance, SOUTH FACING garden and ample off street parking. An early viewing is highly recommended to avoid disappointment.

Accommodation comprises with approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:

Entrance Porch

Upvc construction. Polycarbonate roof. Tiled flooring. Sealed unit double glazed window to rear. Door to:

Hallway

Loft access (boarded and housing combination boiler approximately 2 years old providing heating and hot water throughout). Radiator. Door to:

Master Bedroom

11' 5" x 10'

Fitted wardrobes. Further fitted wardrobes with over head storage. Radiator. Sealed unit double glazed window to front.

Bedroom 2

10' x 7'5"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage under. Panelled bath with 'Victorian' style mixer taps and shower attachment. Heated towel rail. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.

Lounge

20'5" x 12'9" max

Feature fireplace with tiled hearth and potential for an open fire. Radiator. Sealed unit double glazed bay window to front. Open access to:

Conservatory/Diner

12' x 6'

Upvc construction. Polycarbonate roof. Tiled flooring. Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed door to rear.

Kitchen

9' x 8'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset ceramic one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Fitted shelving. Glass display cupboards. Integrated dishwasher, washing machine and fridge/freezer. Part tiled walls. Tiled flooring. Open access to:

Breakfast Room/Conservatory

9'9" x 9'

Continuation of units. Fridge/freezer to remain. Polycarbonate roof. Tiled flooring. Sealed unit double glazed to rear and side aspects. Sealed unit double glazed door to rear.

Outside - Rear

South Facing. Low maintenance tiered garden. Beds stocking mature flowers, shrubs and bushes. Part artificial grass. Mature apple tree. Three wooden storage sheds to remain. Outside tap. Access to front via gate.

Outside - Front

Hardstanding area providing P. ample off street parking for multiple vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,970.52 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

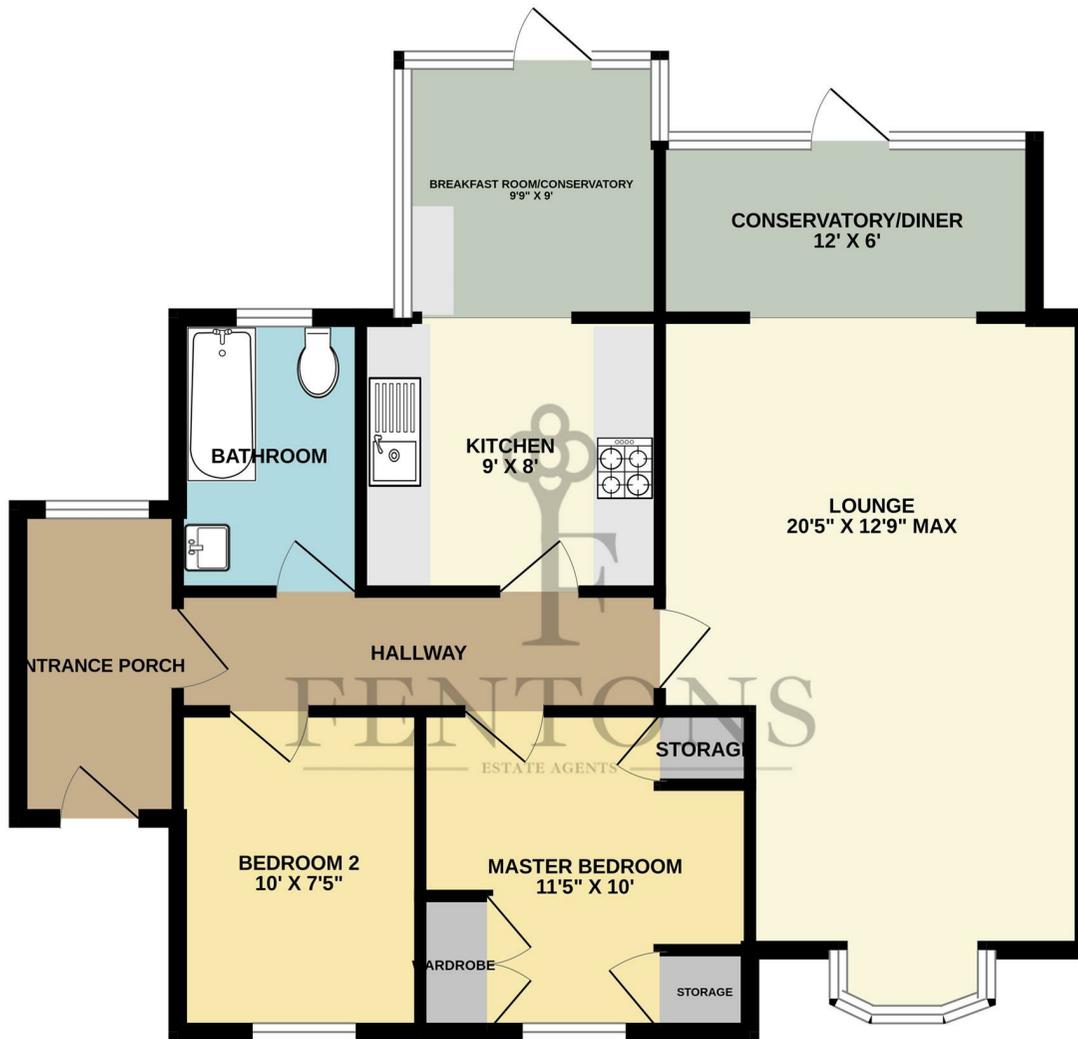
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GROUND FLOOR



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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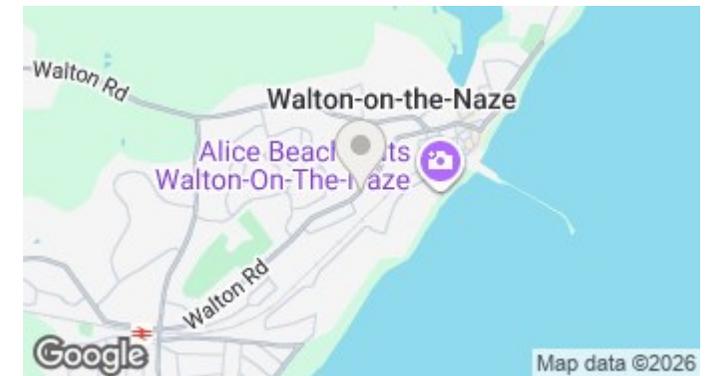
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www.fentonsstates.co.uk

Council Tax Band

C



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		
(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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