





ROCHFORD WAY, WALTON-ON-THE-NAZE, ESSEX, CO14 8SR

Price

£309,995

FREEHOLD

- Two Double Bedrooms With Potential For Third Bedroom
- Popular Frinton 'Homelands' Development
- Two Reception Rooms & Conservatory
- 13'6" Newly Fitted Kitchen
- Ground Floor Cloakroom & First Floor Shower Room
- Newly Installed Boiler
- 53' Secluded, West Facing Rear Garden
- Beautifully Presented Throughout
- Garage & Ample Off Street Parking
- EPC Rating D/ Council Tax Band - D

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*** NO ONWARD CHAIN *** Situated on the popular Frinton 'Homelands' development and offering a secluded 53' west facing rear garden is the beautifully presented TWO DOUBLE BEDROOM DETACHED CHALET. On the ground floor are two reception rooms, a conservatory, cloakroom and a modern fitted kitchen. To the first floor are two spacious bedrooms and a modern fitted shower room. Outside is a low maintenance front garden providing ample off street parking leading to a garage and to the rear is a well established garden. Perfectly located within one mile of the seafront and shopping amenities and within one and half miles of Frinton and Waltons town centres, an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Obscured patio doors leading to:-

Entrance Porch
Obscured hardwood door with matching obscured glazed window panel leading to:-

Hallway/Dining Room
13'7" x 13'5"
Stair flight to first floor. Radiator. Double glazed window to side. Door to:-

Cloakroom
White suite comprises low level w/c. Wash hand basin. Tiled splashback. Tiled flooring. Heated towel rail. Obscured double glazed window to side.

Lounge
18'6" x 10'
Two radiators. Double glazed window to front. Double glazed patio doors giving access to:-

Conservatory
9'9" x 7'8"
Glass pitched roof. Double glazed windows to side and rear aspects. Two double glazed sliding doors leading to rear.

Kitchen
13'6" x 8'
Modern fitted with a range of white fronted units. Rolled edge worksurfaces. Inset one and a half bow ceramic sink 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. Integrated fridge/freezer. Enclose newly installed combination boiler providing heat and hot water throughout. Plumbing for washing machine. Part tiled walls. Luxury vinyl flooring. Double glazed window to rear. Obscured double glazed door giving access to:-

Lean To
9'8" x 4'
Fitted shelving. Polycarbonate roof. Double glazed door giving access to front. Double glazed door with matching window leading to rear. Door to garage.

First Floor Landing
Built in storage cupboard. Radiator. Double glazed window to rear. Doors to all rooms. Door to:-

Bedroom One
18'6" x 9'10"
Built in wardrobe. Two radiators. Double glazed windows to rear and front.

Bedroom Two
10'3" x 10'1"
Radiator. Double glazed window to front.

Shower Room
Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with wall mounted integrated controls and rainfall shower and separate attachment. Fitted glass shower screen. Fully tiled walls. Fitted extractor fan. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.

Outside -Rear

53'

West facing. Beautifully landscaped rear garden. Majority shingled with bed stocking an array of mature flowers, shrubs, bushes and trees. Wooden storage shed to remain. Glass constructed greenhouse. Outside tap. Enclosed by panel fencing.

Garage

16'2" x 8'6"

Power and lighting connected. Electric roller garage door giving access to front.

Outside - Front

Low maintenance. Majority shingled. Hard standing area providing ample off street parking leading to garage. Pathway leading to entrance door.

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.

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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REFERRAL FEES

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

Material Information - Freehold Property

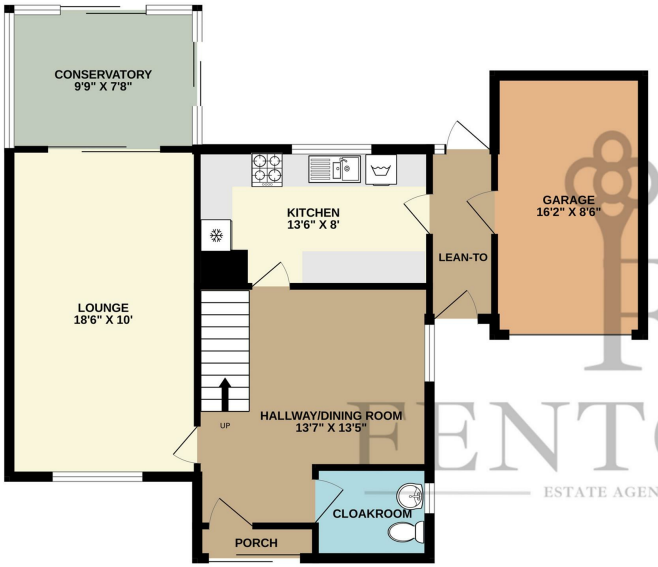
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

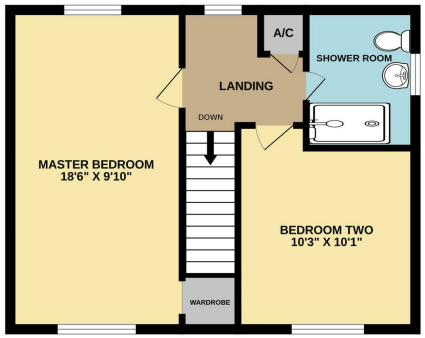
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

GROUND FLOOR



1ST FLOOR



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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

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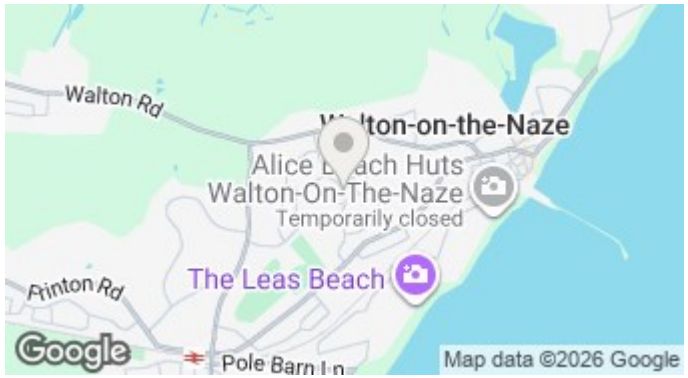

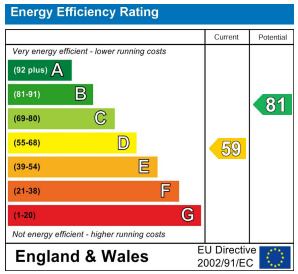

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