HALL LANE, WALTON-ON-THE-NAZE, ESSEX, CO14 8HZ

Price

£350,000

FREEHOLD

- Three Double Bedrooms
- 18' Kitchen/Breakfast Room
- 18' Lounge Opening Into Conservatory/Dining Room
- Ground Floor Cloakroom & First Floor Bathroom
- Beautifully Presented Throughout
- Double Garage & Off Street Parking
- No Onward Chain
- Popular Coastal Town Location
- Close To Seafront & Countryside Walks
- EPC Rating D/ Council Tax Band - C

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FENTONS
ESTATE AGENTS

Being offered with NO ONWARD CHAIN in the poplar coastal town of Walton-on-the-Naze, is this immaculately presented THREE DOUBLE BEDROOM DETACHED HOUSE with a DOUBLE GARAGE. This spacious property offers a 18' kitchen/breakfast room, 18' lounge which opens into the conservatory/dining room overlooking the rear garden. There is a ground floor cloakroom and to the first floor there are three well proportioned bedrooms served by the family bathroom. To the rear is a easily maintainable 38' rear garden which leads to the double garage and off street parking. Perfectly located close to stunning 'Backwater' countryside walks, the seafront, town centre and mainline railway station an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Part obscured double glazed entrance door with part obscured double glazed side panel leading to:-

Hallway
Stair flight to first floor. Tiled flooring. Radiator. Door to:-

Kitchen/Breakfast Room
18' x 9'
Fitted with a range of modern matching fronted units. Square edge speckled worksurfaces. Inset four ring gas hob with extractor hood above. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in double eye level oven and integrated microwave. Plumbing for washing machine and dishwasher. Full length larder cupboard. Space for fridge/freezer. Fitted breakfast bar with further matching storage cupboards under. Part tiled walls. Tiled flooring. Two radiators. Double glazed Georgian style windows to front and rear. Double glazed door giving access to rear.

Cloakroom
White suite comprises low level w/c. Wash had basin with tiled splashback. Radiator. Tiled flooring. Obscured Georgian style window to rear.

Lounge
18' x 10'9"
Fireplace with marble surround and inset electric fire. Two radiators. Double glazed Georgian style window to front, Open access to:-

Conservatory/Dining Room
13'2" x 11'9"
Part brick base. Pitched glass roof. Double glazed Georgian style windows to side and rear aspects. Two radiators. French style doors giving access to rear.

First Floor Landing
Built in storage cupboard. Loft access. Radiator. Double glazed Georgian style window to front. Doors to all rooms. Door to:-

Bedroom One
18' x 9'
Fitted wardrobes with over head storage and side cabinets with shelving. Two radiators. Double glazed Georgian style windows to front and rear.

Bedroom Two
10'9" x 7'10"
Radiator. Double glazed Georgian style window to front.

Bedroom Three
9'7" x 9' + door recess
Radiator. Double glazed Georgian style window to rear.

Bathroom
Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled P shaped bath with shower attachment and shower screen. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to rear.

Outside - Rear

38' approx

Majority laid to lawn. Part patio area. Pathway leading to private access door to garage. Gate giving access to rear. Gate giving access to side. Outside double socket, tap and lights. Private access door to:-

Double Garage

18'10" x 16'3"

Eye level wall mounted cupboards. Power and lighting connected. Up and over door giving access to two hardstanding parking spaces.

Outside - Front

Majority laid to lawn. Enclosed by low brick wall. Pathway leading to entrance door.

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

SILVER SEAS HALL LANE, WALTON-ON-THE-NAZE, ESSEX, CO14 8HZ

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.

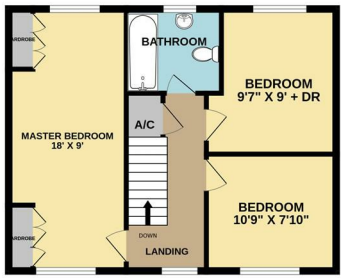
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

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

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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Council Tax Band

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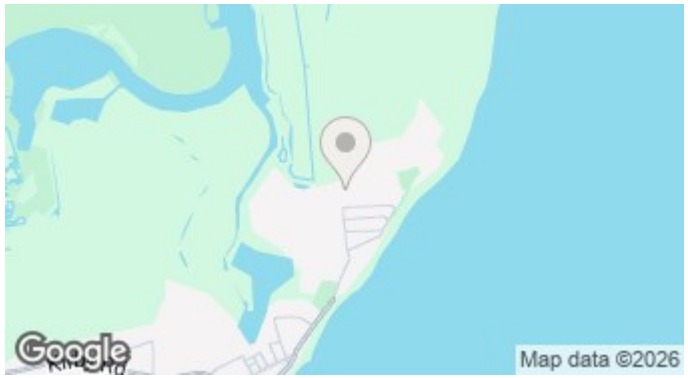

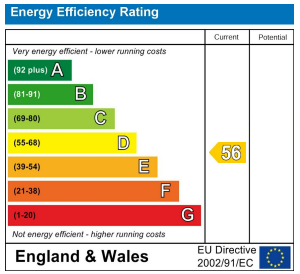

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