

KIRBY ROAD, WALTON-ON-THE- NAZE, ESSEX, CO14 8RL

Price

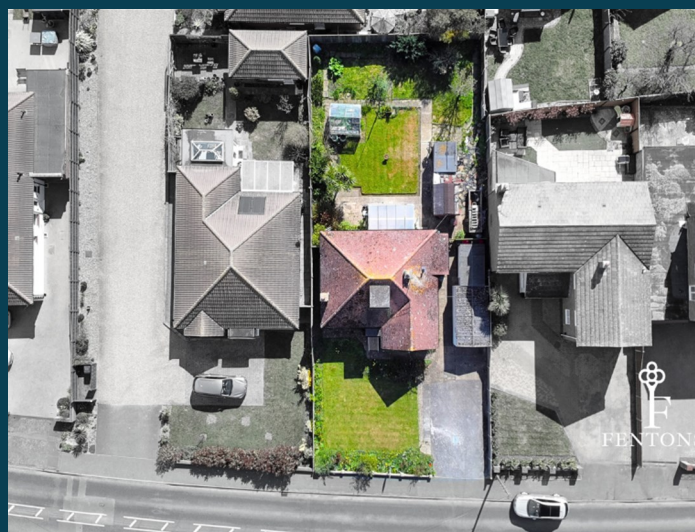
£275,000

FREEHOLD

- Two Double Bedrooms
- Character Detached Property
- Two Reception Rooms
- Attic Room & Conservatory
- Non-Estate Position In Popular Coastal Town
- 54' South Facing Rear Garden
- Ample Off Street Parking & Detached Garage
 - No Onward Chain
 - EPC Rating D
 - Council Tax Band - C



FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN in a non-estate position, Fentons Estate Agents have the pleasure in offering for sale this CHARACTER TWO DOUBLE BEDROOM DETACHED BUNGALOW with an ATTIC ROOM. Located in the popular coastal town of Walton-on-the-Naze the property boasts two reception room with one leading into a conservatory, 54' south facing rear garden, attic room with partial 'backwater' views and ample off street parking leading to a detached garage. Perfectly situated within half a mile of local shopping amenities and within one mile of the seafront and mainline railway station an early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed composite entrance door leading to:

Entrance Porch

Fitted corner shelving. Obscured sealed unit double glazed windows to side and front aspect. Original hardwood entrance door leading to:

Hallway

Built in double length storage cupboard with fitted shelving housing wall mounted combination boiler providing heating and hot water throughout. Fixed attic ladder leading to attic room. Radiator. Doors to:

Master Bedroom

12'6" x 11'

Radiator. Leaded light secondary double glazed window to side. Sealed unit double glazed bay window to front.

Bedroom Two

11'5" x 10'8"

Radiator. Leaded light secondary double glazed window to side. Sealed unit double glazed bay window to front.

Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted electric shower. Heated towel rail. Fully tiled walls. Wood laminate flooring. Obscured sealed unit double glazed window to side.

Dining Room

11'2" x 9'

Brick built feature fireplace with ornamental mantle with inset electric fire under. Door to kitchen. Patio doors to conservatory. Open access to:

Lounge

12'8" x 11'1"

Radiator. Obscured window to hallway. Sealed unit double glazed bay window to rear.

Kitchen

8'10" x 7'

Fitted with a range of matching units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Space for under counter fridge. Part tiled walls. Tiled flooring. Sealed unit double glazed window to front. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door giving access to rear.

Conservatory

12' x 8'5"

Poly-carbonated roof. Full length double glazed windows to side and rear aspect. Double doors leading to rear.

Attic Room

11'3" x 10'7"

Fitted shelving. Door to walk in attic storage. Radiator. Sealed unit double glazed window to front with partial 'backwater' views.



Outside - Rear

54'

South facing. Part patio area. Majority laid to lawn. Beds well stocked with flowers, shrubs, bushes and trees. Two wooden storage sheds to remain. Glass constructed greenhouse. Outside tap. Enclosed by panel fencing. Access to front via side gate.

Outside - Front

Brick built storage shed. Detached garage. Part laid to lawn with borders well stocked with flowers and shrubs. Hard standing area providing ample off street parking leading to detached garage. Steps with hand rails 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.

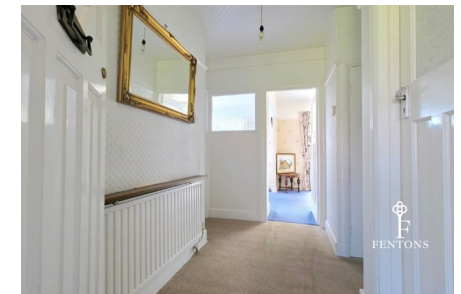
Disclaimer - Wide Angle Lens Etc

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



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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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Call us on
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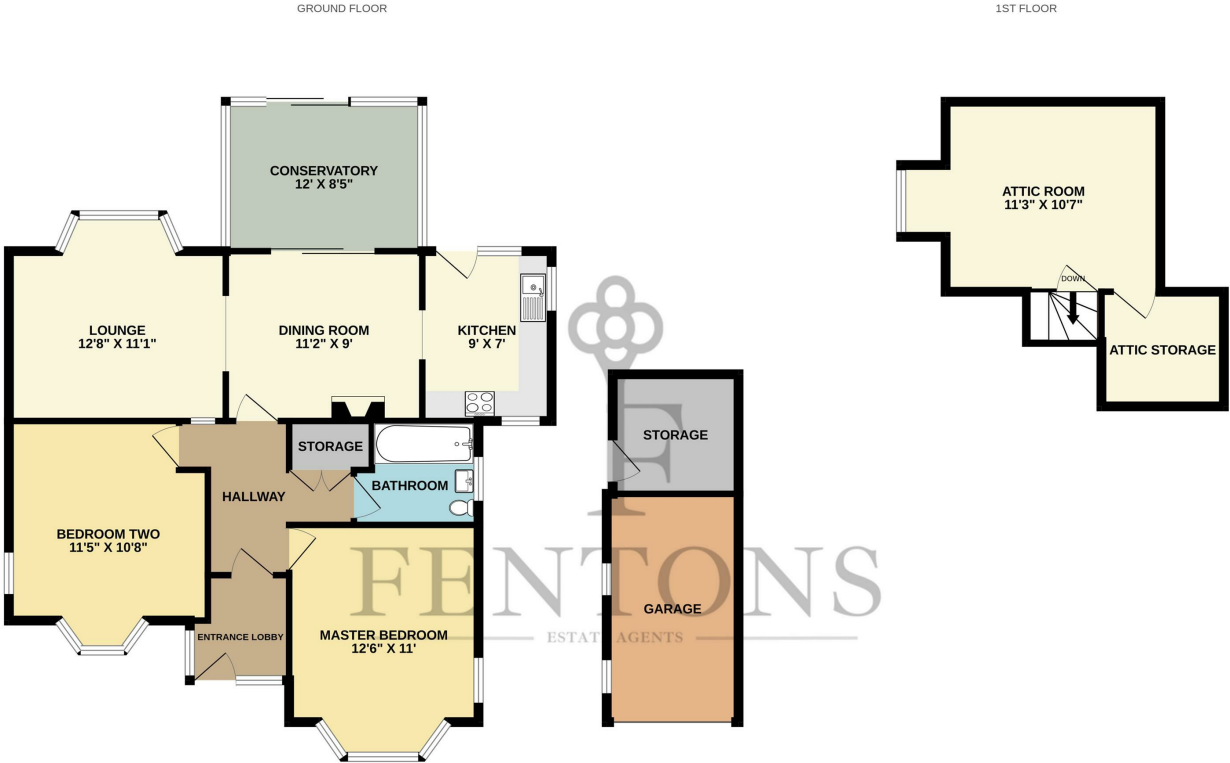
Council Tax Band

C



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

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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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