

WOODBERRY WAY, WALTON ON THE NAZE, ESSEX, CO14 8EL

Price

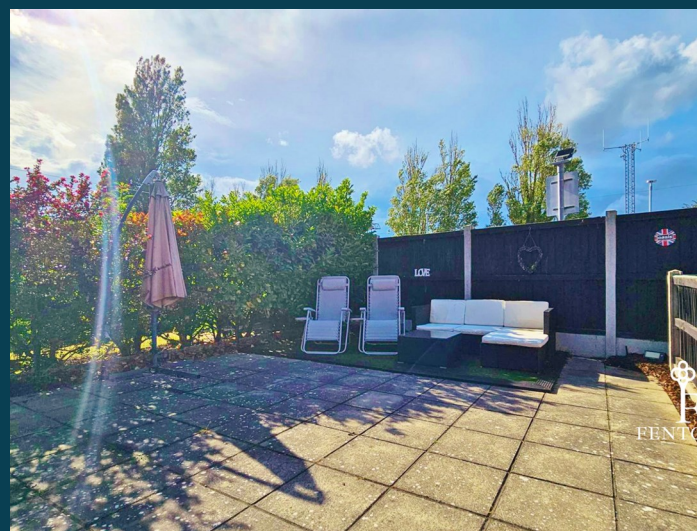
£190,000

LEASEHOLD

- Two Double Bedrooms
 - Ground Floor
- Garage & Off Street Parking
- Modernised Throughout
 - Private Rear Garden
 - Long Lease
 - Share of Freehold
- Close to Walton Seafront & Railway Station
 - Council Tax Band - B
 - EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated in a non-estate position in the popular seaside town of Walton-on-the-Naze, Fentons are pleased to offer for sale this TWO DOUBLE BEDROOM, GROUND FLOOR MAISONETTE. The property is modernised throughout and benefits from a well presented kitchen & bathroom, garage and off street parking and a PRIVATE GARDEN. Woodberry Way is conveniently located within three hundred metres of Walton's seafront and mainline railway station and is within half a mile of Walton's town centre. It in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Composite entrance door leading to:-

Hallway

Built in storage cupboard. Laminate flooring. Radiator. Door to:-

Bedroom 1

11'10" x 11'3"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.

Bedroom 2

11'11" x 11'11"

Built in wardrobe. Laminate flooring. Radiator. Sealed unit double glazed window to front.

Lounge

16'4" x 11'11"

Laminate flooring. Radiator. Sealed unit double glazed window to front.

Bathroom

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and range of cupboards and drawers under. Enclosed L shaped bath with fitted shower screen and wall mounted shower attachments. Fully tiled walls. Wood effect vinyl flooring. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.

Kitchen

12'4" x 7'11"

Fitted with a range of matching fronted units. Wooden rolled edge worksurfaces. Inset one and a half bowl composite sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for washing machine and space for tumble dryer. Space for fridge/freezer. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Wood effect vinyl flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:-

Private Rear Garden

Laid to paving. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to paving.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): TBC

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£): TBC

Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1801.78 Per Annum

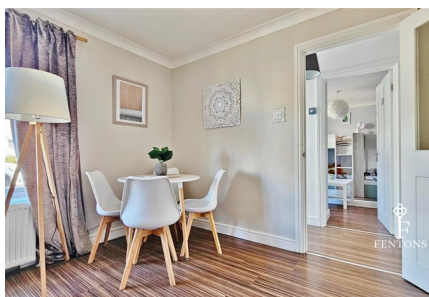
Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - 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

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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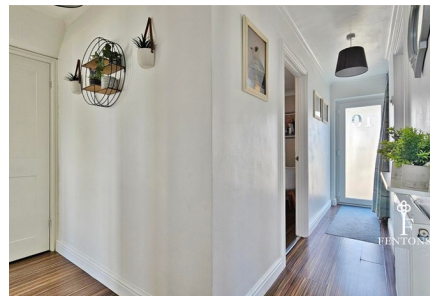


Disclaimer - Wide Angle Lens Etc

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

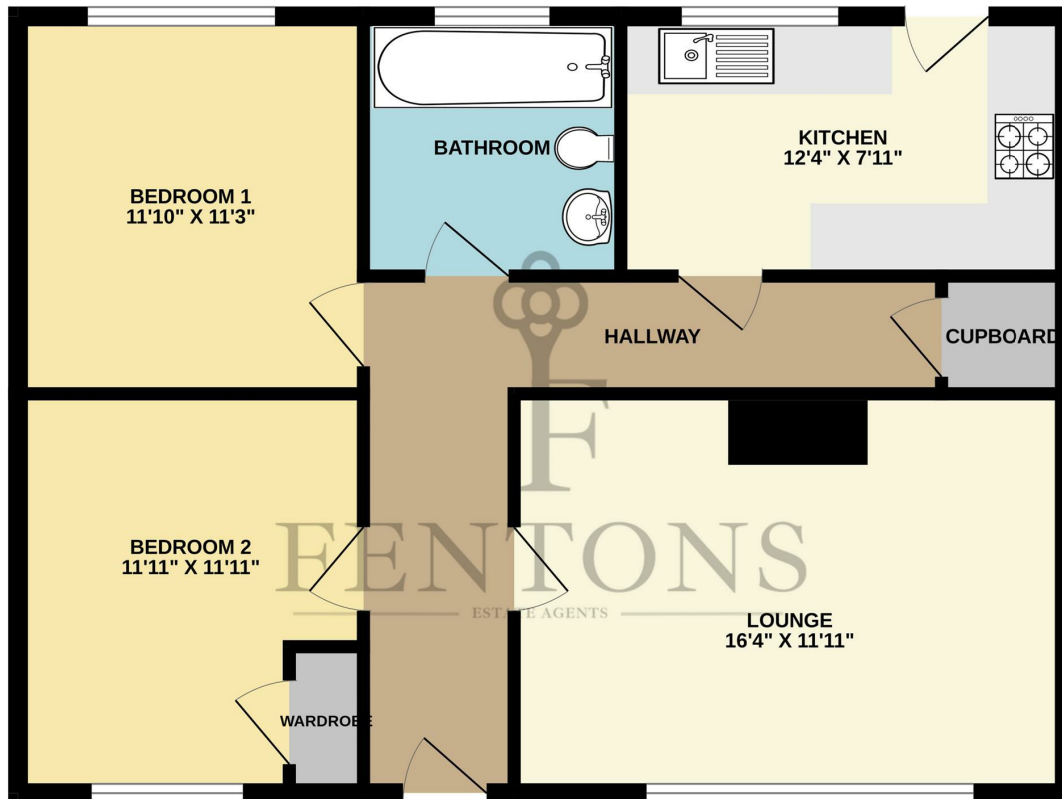
You will find a list of any/all referral fees we may receive on our website



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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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Call us on

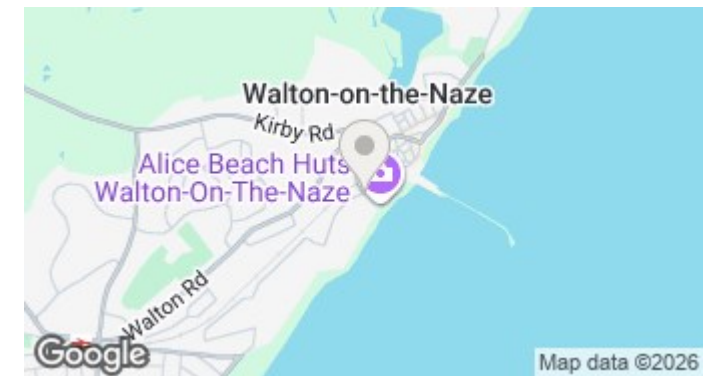
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

B



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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