





CLAYS ROAD, WALTON-ON-THE NAZE, ESSEX, CO14 8UA

Price

£289,995

FREEHOLD

- Two/Three Bedrooms
- Semi-Detached Chalet
- Ground Floor Cloakroom
- 15'10" Lounge
- Garage & Off Street Parking
- Secluded Rear Garden
- Close to local Shops, Amenities & Seafront
- Close to Mainline Railway Station & Bus Routes
- EPC Rating - D
- Council Tax Band - C

3 1 2 D

FENTONS
ESTATE AGENTS

Located on the popular Frinton 'Homelands' development, Fentoon's Estate Agents have the pleasure in offering for sale this stunning, THREE BEDROOM SEMI-DETACHED CHALET. The property is conveniently located within half a mile of the 'Triangle' shopping centre and within one and half miles of Frinton's town centre, leisure centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Composite door leading to:

Entrance Hall
Wood effect laminate flooring. Radiator. Two built in storage cupboards. Access to garage. Stair-flight to first floor. Doors to:-

Kitchen
9'4" x 8'7"
Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level and floor level electric ovens. Further range of matching fronted units both eye and floor level. Plumbing for dishwasher. Tiled splash-back. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to rear.

Lounge
15'10" x 11'7"
Radiator. Wood effect laminate flooring. Sealed unit double glazed sliding door to:-

Conservatory
11'1" x 8'6"
Tiled flooring. Sealed unit double glazed windows to rear and sides. Sealed unit double glazed French doors to garden.

Bedroom/Dining Room
12'9" x 7'8"
Radiator. Wood effect laminate flooring. Sealed unit double glazed window to front.

Cloakroom
Suite comprises of low level w/c. Wall mounted vanity wash hand basin. Heated towel rail. Wood effect laminate flooring. Obscured sealed unit double glazed window to rear.

Garage
16'2" x 8'3"
Up and over door. Power and lighting connected. Plumbing for washing machine. Space for tumble dryer and fridge/freezer.

Landing
Loft access. Built in airing cupboard housing hot water cylinder. Sealed unit double glazed window to side. Doors to:-

Bedroom Two
9'11" x 7'8"
Radiator. Sealed unit double glazed windows to front and side aspect.

Dressing Room
11'1" x 5'9"
Fitted wardrobes with mirrored sliding doors. Radiator. Wood effect laminate flooring. Door to:-

Master Bedrom
11'1" x 10'9"
Radiator. Sealed unit double glazed windows to front.

Bathroom
Suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.

Outside - Rear

Part paved patio area. Part wooden decking. Remainder laid to lawn. Beds stocked well with shrubs and bushes. Access to front via wooden gate. Enclosed by paneled fencing.

Outside - Front

Hard standing area providing off street parking leading to garage. Remainder laid to lawn.

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











169 CLAYS ROAD, WALTON-ON-THE NAZE, ESSEX, CO14 8UA



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.
Made with Metropix ©2026

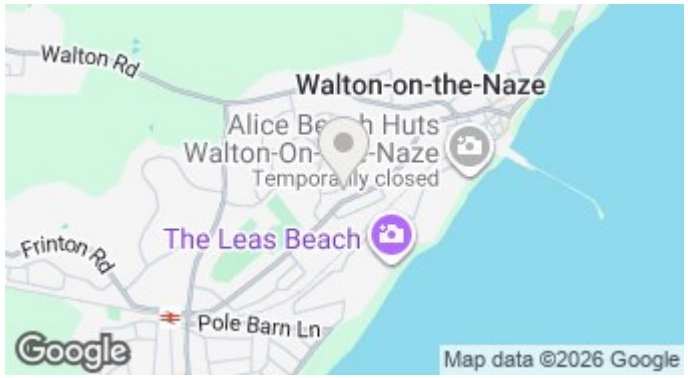
Call us on

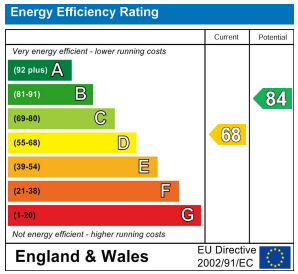
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

C





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.

FENTONS
ESTATE AGENTS