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

Price

£165,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Bedrooms
- Ground Floor Maisonette
- Tenant in Situ
- Garage in Block
- Off Street Parking
- Walking Distance to Local Shops, Amenities & Beach
- Walking Distance to Walton's Mainline Railway Station
- Buy to Let Investment Opportunity
- EPC Rating - E
- Council Tax Band - B

2 1 1 E

FENTONS
ESTATE AGENTS

BEING SOLD WITH TENANT IN SITU 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 well presented throughout and benefits from a 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 is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

UPVC double glazed front door leading to:

Hallway
Radiator. Built in airing cupboard. Doors to:

Lounge
16'2" x 11'11"
Radiator. Sealed unit double glazed window to front.

Kitchen
12'5" x 7'10"
Fitted with a range of matching units. Laminated rolled edge worksurfaces. Inset stainless steel sink bowl and drainer unit. Further range of matching fronted units both eye and floor level. Freestanding gas oven and hob. Space and plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Bedroom One
12' x 11'10"
Radiator. Sealed unit double glazed window to front.

Bedroom Two
11'2" x 9'11"
Radiator. Fitted wardrobe with mirrored sliding doors. Sealed unit double glazed window to rear.

Bathroom
Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted walk in bath with wall mounted shower attachment. Wood effect laminate flooring. Part tiled walls. Extractor fan. Obscured sealed unit double glazed window to rear.

Outside - Rear
Rear garden to the left of property. Patio area with washing line. Enclosed by paneled fencing.

Outside - Front
Garage in block to side of property. Hard standing area in front of garage providing off street parking. Lawned area at front of property with shrubs (to left). Concrete pathway leading to front door. Brick wall to front.

Material Information - Share of Freehold Property
Tenure: Share of Freehold
Length of lease (years remaining): 943
Annual ground rent amount (£): 0

Ground rent review period (year/month):
Annual service charge amount (£): 0
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: Owner pays own building insurance approximately £340 per annum.

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

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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

2 WOODBERRY WAY

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

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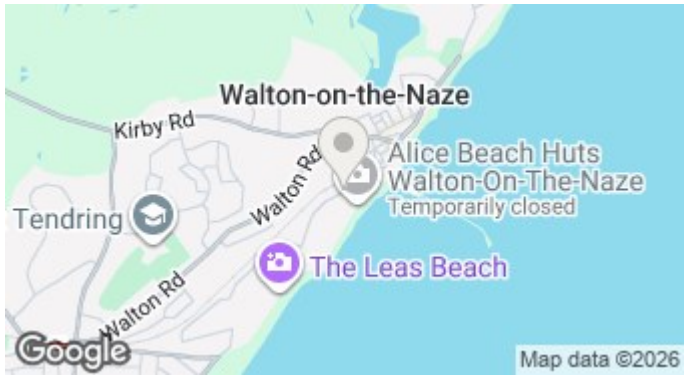
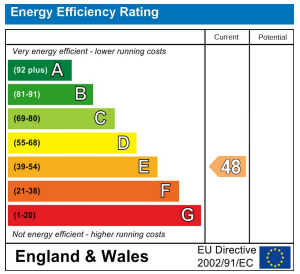
Council Tax Band

B





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