

REDUCED

£269,999 Freehold



3 Rochford Way, Walton on the Naze, Essex. CO14 8RN

- Two Double Bedrooms
- Semi Detached House
- Conservatory
- Ground Floor Cloakroom & First Floor Shower Room
- Front & Rear Garden
- Driveway & Integral Garage
- Catchment To Hamford Primary Academy & TTC
- Close To Triangle Shopping Centre & Aldi/M&S



PROPERTY DESCRIPTION

Located on the edge of the popular HOMELANDS area of WALTON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this TWO DOUBLE BEDROOM SEMI DETACHED HOUSE. Internally the L-Shaped Entrance Hall gives way to the Lounge with Bay Window to the Front, Cloakroom and Rear Facing Kitchen. The Conservatory, accessed through the Kitchen has French doors out to the Garden. To the First Floor are Two Double Bedrooms both with Built In Wardrobes and a Shower Room. Externally the Garden is mainly laid to lawn and to the front a Driveway leading to the Integral Garage. This homes location is ideally situated close to the new Aldi & M&S as well as the Triangle Shopping Centre and is in catchment to Hamford Primary Academy and Tendring Technology College. In our opinion a viewing is essential to appreciate the generous room sizes of this well positioned home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, radiator, fitted carpet, stairs to first floor with under stair storage cupboard.

CLOAKROOM

White suite comprising of low level WC and pedestal wash hand basin. Obscure double glazed window to side aspect, radiator, vinyl flooring.

LOUNGE

16' 11" x 11' 5" (5.16m x 3.48m) Double glazed bay window to front aspect, gas fire with marble hearth and surround, radiator, fitted carpet.

KITCHEN

11' 4" x 9' 7" (3.45m x 2.92m) Range of matching white high gloss eye level and base units, roll edge work surface inset sink and drainer unit with mixer tap. Space for electric oven unit and tall fridge freezer, space and plumbing for dishwasher and washing machine. Double glazed door to conservatory, double glazed window to rear aspect, radiator, vinyl flooring, tiled splashback.

CONSERVATORY

10' 10" x 6' 8" (3.30m x 2.03m) Double glazed French doors to garden, obscure double glazed window to side aspect, further double glazed windows to side and rear aspects, radiator, tiled floor.

FIRST FLOOR

LANDING

Double glazed window to rear aspect, storage cupboard, fitted carpet, access to loft via hatch.

MASTER BEDROOM

11' 5" to wardrobes x 11' 11" (3.48m x 3.63m) Double glazed window to front aspect, built in wardrobes with access into eaves storage, radiator, fitted carpet.

BEDROOM TWO

12' 3" to wardrobe x 8' 5" (3.73m x 2.57m) Double glazed window to rear aspect, built in wardrobe and cupboard, radiator, fitted carpet.

SHOWER ROOM

Suite comprising of low level WC, pedestal wash hand basin and corner shower unit. Obscure double glazed window to side aspect, tiled walls, tiled floor, heated towel rail, wall mounted electric fan heater.

EXTERIOR

INTEGRAL GARAGE

Electric rolling door, power and lights, integral door to hall.

GARDEN

To the Front: Driveway leading to Garage, pathway to entrance door and side gate with remainder laid to lawn.

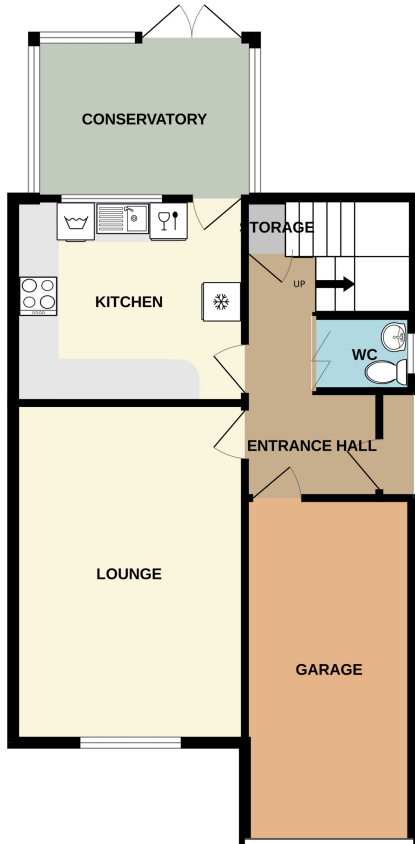
To the Rear: Commencing with paved patio with remainder laid to lawn, stepping stones to back of the garden. Outside tap.



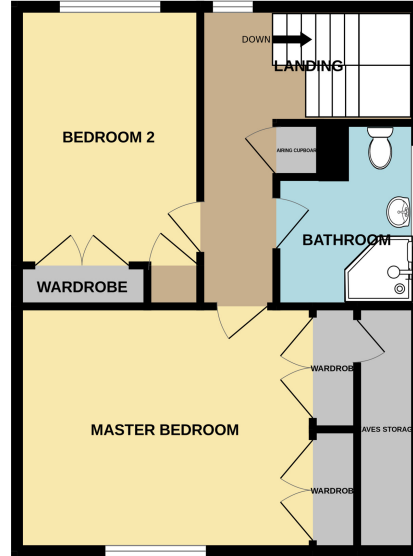
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



ROCHFORD 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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