



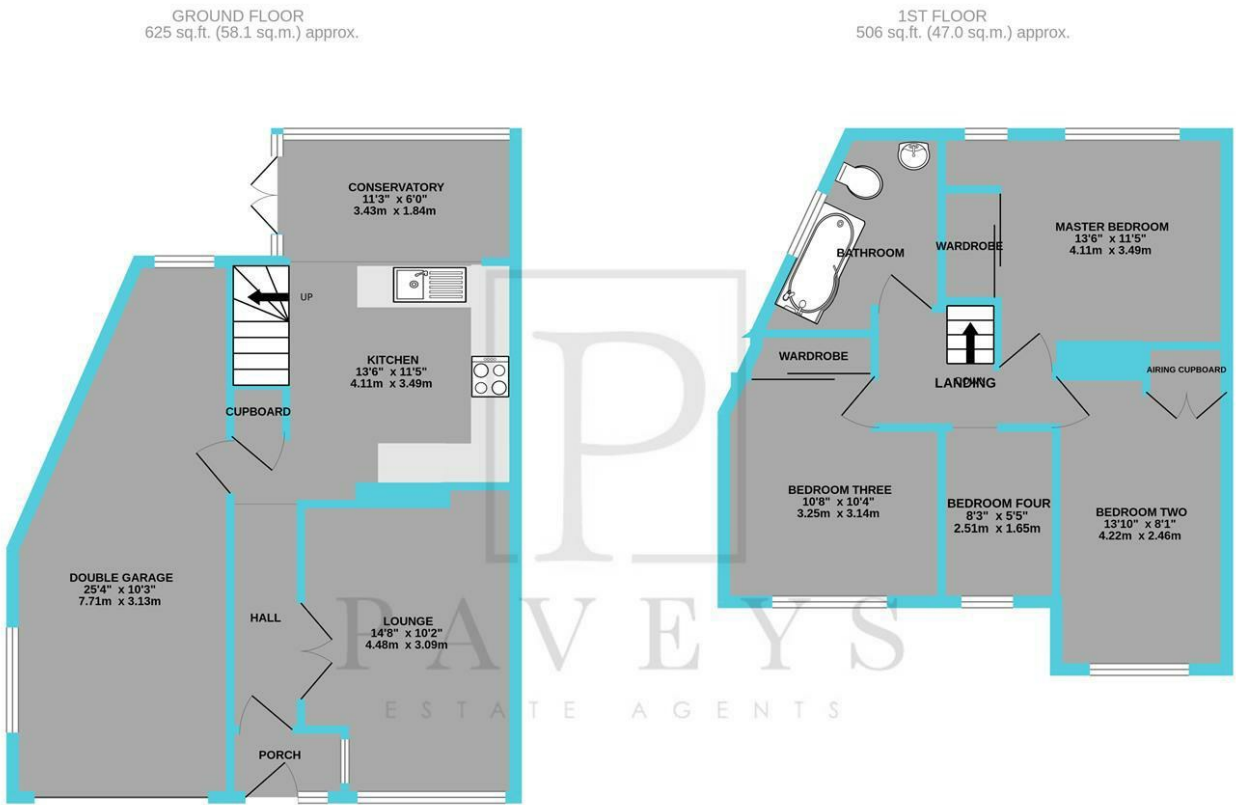
272, Walton Road
Walton On The Naze, CO14 8LT
Price £325,000 Freehold

New to the market is this SPACIOUS FAMILY HOME positioned in the popular coastal town of WALTON-ON-THE- NAZE to be sold with NO ONWARD CHAIN. The property lies within a short distance from Walton's award winning Blue Flag beach, shops, supermarkets, primary school and rail station with services to Chelmsford and Central London. The ground floor accommodation offers a lounge, kitchen with open access to the conservatory and access door to the integral double garage. Upstairs are three double bedrooms, a smaller fourth bedroom and the family bathroom. There is a private garden to the rear of the property, a super 25ft integral double garage and off road parking for three vehicles to the front. Call Paveys to arrange your appointment to view.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
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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PORCH
UPVC double glazed door and full height panel window to front aspect, tiled flooring.

ENTRANCE HALL
UPVC double glazed entrance door, laminate flooring, coved ceiling, glazed double doors to Lounge, radiator.

LOUNGE 14'8 x 10'2 (4.47m x 3.10m)
Double glazed window to front, fitted carpet, coved ceiling, TV point, radiator.

KITCHEN 13'6 x 11'5 (4.11m x 3.48m)
White fronted over and under counter units, work tops, inset sink and diner with mixer tap. Built in eye level oven, gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, space for microwave. Laminate flooring, coved ceiling, tiled splash backs, stair flight to First Floor, open access to Conservatory, under stairs storage cupboard, radiator.

CONSERVATORY 11'3 x 6' (3.43m x 1.83m)
Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects, tiled flooring, pitched poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, coved ceiling, loft access.

MASTER BEDROOM 13'6 x 11'5 (4.11m x 3.48m)
Double glazed windows to rear, fitted carpet, fitted wardrobe with sliding doors, radiator.

BEDROOM TWO 13'10 x 8'1 (4.22m x 2.46m)
Double glazed window to front, fitted carpet, built in airing cupboard, radiator.

BEDROOM THREE 10'8 x 10'4 (3.25m x 3.15m)
Double glazed window to front, laminate flooring, coved ceiling, fitted wardrobe with sliding doors, radiator.

BEDROOM FOUR 8'3 x 5'5 (2.51m x 1.65m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to rear, tiled flooring, part tiled walls, spot lights, chrome heated towel rail.

OUTSIDE FRONT
Block paved driveway providing off road parking for 3 vehicles, lawn area, gated access to rear garden.

OUTSIDE REAR
Block paved patio area, lawn area bordered by panel fencing, brick built shed, gated access to front.

INTEGRAL DOUBLE GARAGE 25'4 x 10'3 (7.72m x 3.12m)
Electric roller door, windows to rear and side aspects, wall mounted boiler (not tested by Agent), power and light connected (not tested by Agent).

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.