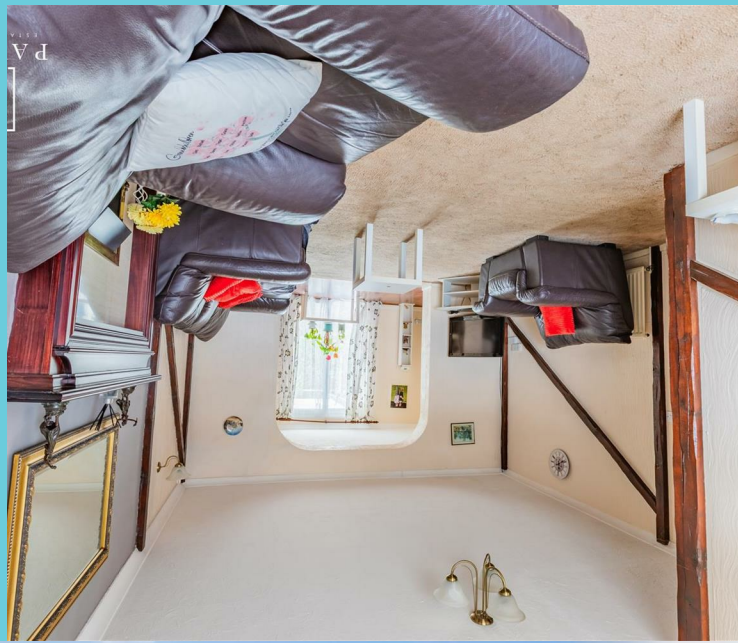




192, Walton Road
Walton On The Naze, CO14 8LZ
Price £260,000 Freehold

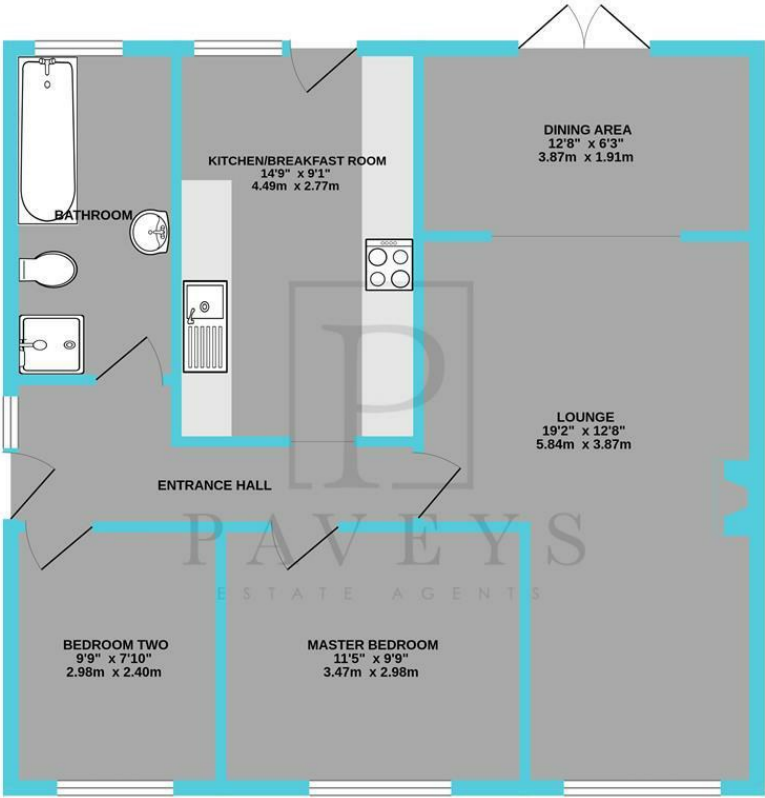
NO ONWARD CHAIN | Detached Bungalow | Two Double Bedrooms

Offered with no onward chain, this detached bungalow occupies a convenient location between Frinton-on-Sea and Walton-on-the-Naze and provides a wonderful opportunity to create a home tailored to your own taste. In need of some updating, the property boasts a spacious lounge opening to a separate dining area, a kitchen breakfast room, two double bedrooms, ample off-road parking, and a paved rear garden designed for easy maintenance. With beaches, schools, shopping facilities, and transport connections all within easy reach, this is a property not to be missed. We have keys, call Paveys to arrange your appointment to view.



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

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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ENTRANCE HALL

Double glazed entrance door to side with matching side panel, laminate flooring, coved ceiling, loft access, radiator.

LOUNGE 19'2 x 12'8 (5.84m x 3.86m)

Double glazed window to front, fitted carpet, coved ceiling, fireplace with surround and hearth, open access to Dining Area, wall lights, radiators.

DINING AREA 12'8 x 6'3 (3.86m x 1.91m)

Double glazed sliding patio doors to rear garden, laminate flooring, coved ceiling, radiator.

KITCHEN BREAKFAST ROOM 14'9 x 9'1 (4.50m x 2.77m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for double oven, extractor over, space and plumbing for washing machine spaces for under counter fridge and freezer. Window and door to rear garden, laminate flooring, part tiled walls, radiator.

MASTER BEDROOM 11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BEDROOM TWO 9'9 x 7'10 (2.97m x 2.39m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BATHROOM

White low level WC, vanity wash hand basin, enclosed shower cubicle and bath with mixer tap. Double glazed window to rear, laminate flooring, coved ceiling, fully tiled walls, radiator.

OUTSIDE FRONT

Extensive block paved driveway with retaining wall, ample off road parking, shrub borders, gated access to rear.

OUTSIDE REAR

A low maintenance fully paved garden with retaining panel fencing, shrub and plant borders, exterior lighting, gated access to front.

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 £48 (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 our 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.