

2, Little Bakers

Walton On The Naze, CO14 8UH

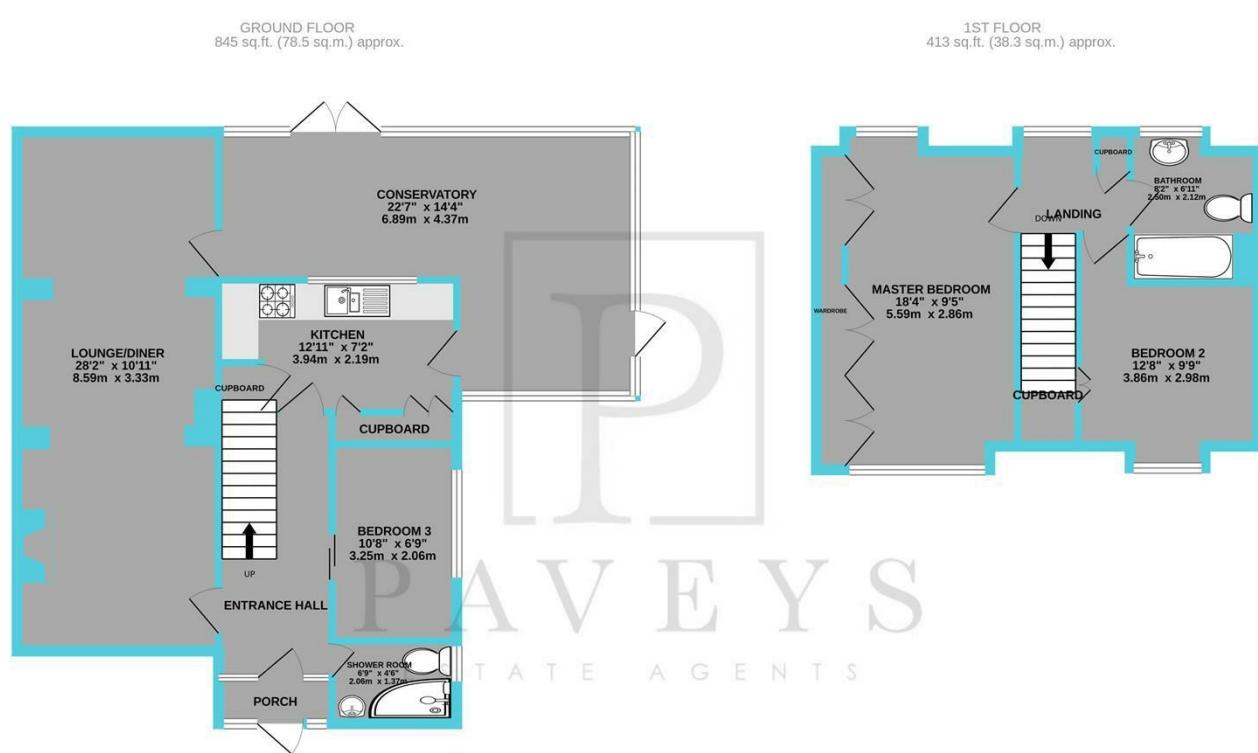
Offers in excess of £299,995 Freehold

Paveys have the pleasure in offering for sale this SPACIOUS CORNER PLOT DETACHED CHALET with SECLUDED REAR GARDEN & GARAGE to be sold with NO ONWARD CHAIN. This much loved family home offers 1258 sq ft of accommodation which does require some updating but has the potential to be something quite special. Key features include a superb 28ft lounge diner, 22ft conservatory, kitchen, ground floor bedroom and shower room, two first floor double bedrooms and bathroom. The corner plot rear garden is very private and has gated access to the garage and driveway. The property is conveniently positioned in a cul-de-sac on the FRINTON HOMELANDS and is within easy reach of the Triangle Shopping Centre, Tesco Superstore and local schools. An early viewing is advised! 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: 1258 sq.ft. (116.9 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 identification 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

Enclosed porch with double glazed entrance door to front aspect, double glazed windows to front and side aspects.

ENTRANCE HALL

UPVC double glazed entrance door and double glazed side panels to front aspect, fitted carpet, stair flight to First Floor, under stairs storage area, radiator.

LOUNGE DINER 28'2" x 10'11" (8.59m x 3.33m)

Double glazed bay window to front, double glazed windows to rear and side aspects, double glazed door to Conservatory, fitted carpet, coved ceiling, brick built fireplace with surround and gas fire inset, wall lights, TV point, radiators.

KITCHEN 12'11" x 7'2" (3.94m x 2.18m)

Modern Shaker style over and under counter units, matching full height cabinets, work tops and upstands, inset sink and drainer with mixer tap. Built in Siemens eye level double oven, gas hob with extractor over, integrated dishwasher, integrated fridge freezer. Window to rear to Conservatory, glazed door to Conservatory, vinyl flooring, smooth ceiling, spot lights, built in cupboard.

CONSERVATORY 22'7" x 14'4" (6.89m x 4.37m)

Double glazed French doors to rear garden, double glazed door to side, double glazed windows to all aspects with views over the garden, carpet flooring, poly carb roof, wall lights, radiator.

CLOAKROOM/SHOWER ROOM 6'9" x 4'6" (2.06m x 1.37m)

Suite comprising low level WC, wash hand basin and enclosed shower cubicle with electric shower. Double glazed window to side, vinyl flooring, radiator.

BEDROOM THREE 10'8" x 6'9" (3.25m x 2.06m)

Double glazed window to side, fitted carpet radiator.

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 18'4" x 9'5" (5.59m x 2.87m)

Dual aspect double glazed windows to front and rear aspects, fitted carpet, range of fitted bedroom furniture including three double wardrobes and dressing table, radiators.

BEDROOM TWO 12'8" x 9'9" (3.86m x 2.97m)

Double glazed window front, fitted carpet, radiator.

BATHROOM 8'2" x 6'11" (2.49m x 2.11m)

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to rear, vinyl flooring, part tiled walls, built in airing cupboard, chrome heated towel rail.

OUTSIDE FRONT

Generous corner plot frontage which wraps around the property, laid to lawn with mature tree, access to Garage which is positioned at the rear of property, gated access to rear garden.

OUTSIDE REAR

A mature corner plot garden, private and un overlooked, lawn area bordered by established shrub and plant borders, paved patio area, retaining brick wall/retaining panel fencing, timber shed, gated access to rear leading to the Garage and driveway.

GARAGE

Positioned to the rear of the garden, up and over door, driveway to the front, gated access to garden.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.