

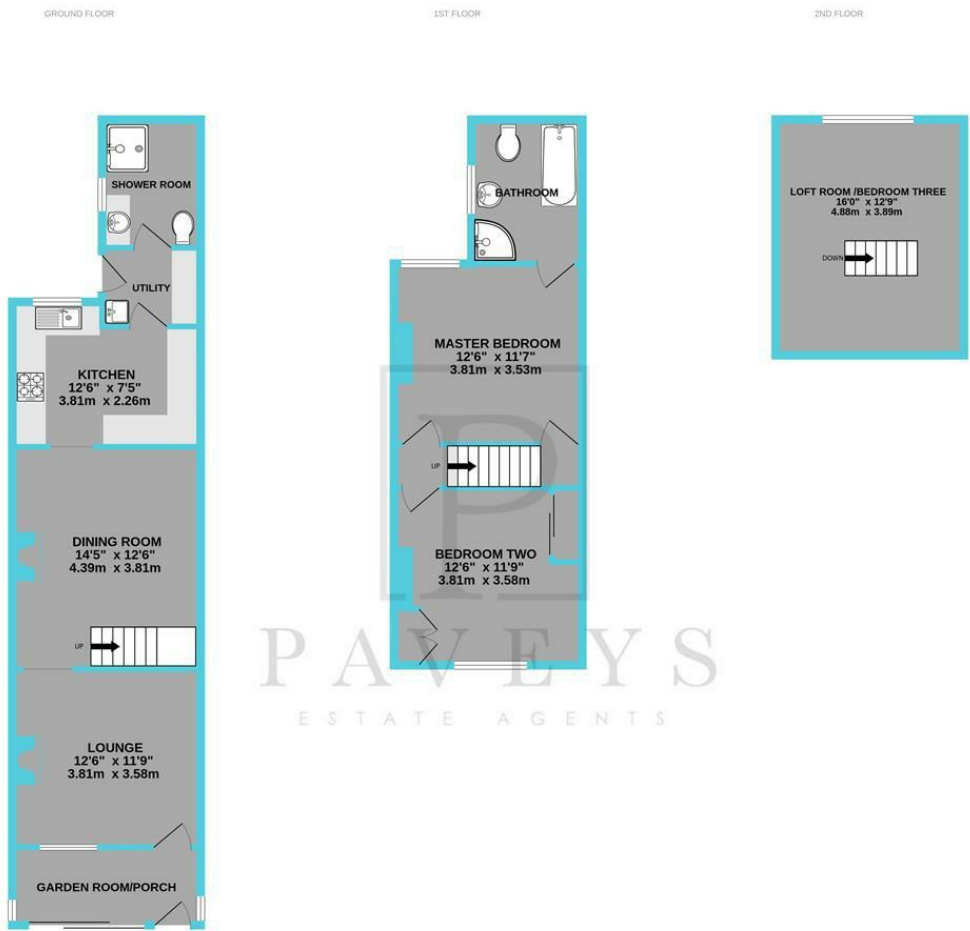


19, Alfred Terrace

Walton On The Naze, CO14 8PD

Offers in excess of £235,000 Freehold

Located in the heart of the seaside town of WALTON-ON-THE-NAZE within strolling distance to the shops and the beach is this TERRACED VICTORIAN PROPERTY with COURTYARD GARDEN & OFF ROAD PARKING. This deceptively spacious character property benefits from an enclosed entrance porch/garden room, two good sized reception rooms, kitchen, utility room and ground floor cloakroom/shower room. Upstairs are two spacious double bedrooms one with a stairwell leading to the third bedroom/loft room, and the family bathroom. The front garden has been paved with retaining fencing and mature planting to create a private courtyard garden and off road parking space. To the rear of the property is a smaller private courtyard with gated access. Alfred Terrace is situated close to all amenities including rail services to Colchester & Central London, bus routes, Walton Pier and Walton Swimming Pool with attached Fitness Centre. Call Paveys today to arrange a viewing.



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	

GARDEN ROOM/PORCH
UPVC double glazed entrance door to front aspect, double glazed sliding patio doors to front, tiled flooring, light.

LOUNGE 12'6 x 11'9 (3.81m x 3.58m)
Hardwood entrance door, double glazed sash window, fitted carpet, coved ceiling, fireplace recess, archway to Dining Room, radiator.

DINING ROOM 14'5 x 12'6 (4.39m x 3.81m)
Stair flight to First Floor, fitted carpet, coved ceiling feature brick fireplace with hearth, inset log burner, door to Kitchen, TV point, radiator.

KITCHEN 12'6 x 7'5 (3.81m x 2.26m)
White fronted over and under counter units, work tops, inset white ceramic sink and drainer with mixer tap. Built in Indesit eye level oven, gas hob with extractor hood over, space for fridge. Double glazed window to rear, double glazed roof lantern, vinyl flooring, smooth ceiling, spot lights, part tiled walls, door to Utility, radiator.

UTILITY
Fitted base unit, fitted work tops, space and plumbing for washing machine, space for under counter freezer, wall mounted boiler (not tested by Agent). Double glazed door to side, vinyl flooring, part tiled walls, door to Shower room.

CLOAKROOM/SHOWER ROOM
White suite comprising low level WC, counter top with inset wash hand basin and fully tiled walk in shower. Double glazed window to side, tiled flooring, fully tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet.

MASTER BEDROOM 12'6 x 11'7 (3.81m x 3.53m)
Double glazed window to rear, fitted carpet, coved ceiling, fireplace recess, door to Second Floor Loft Room, door to Bathroom, radiator.

BEDROOM TWO 12'6 x 11'9 (3.81m x 3.58m)
Double glazed bow window to front, fitted carpet, coved ceiling, built in wardrobe, fitted wardrobe with sliding doors, radiator.

BATHROOM
Four piece white suite comprising low level WC, vanity wash hand basin, corner shower cubicle and bath with shower attachment over. Double glazed window to side, vinyl flooring, part tiled/part panelled walls, radiator.

SECOND FLOOR

LOFT ROOM/BEDROOM THREE 16' x 12'9 (4.88m x 3.89m)
Double glazed window to front, fitted carpet, sloping ceiling, eaves storage.

OUTSIDE FRONT
Hardstanding area for off road parking, gated access to paved courtyard garden with mature palm tree.

OUTSIDE REAR
Paved courtyard garden with gated access to rear.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.