



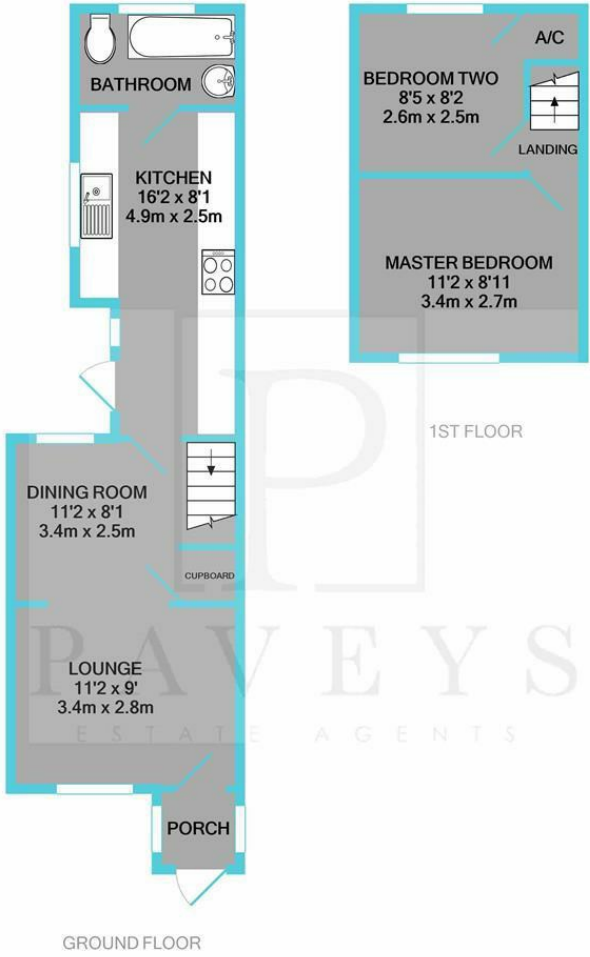
85, Saville Street
Walton On The Naze, CO14 8PW

Price £179,995 Freehold

NO ONWARD CHAINA TWO DOUBLE BEDROOM EXTENDED TERRACED HOUSE located in the heart of the popular seaside town of Walton-on-the-Naze and a short walk from the beach, High Street and Walton Pier. This older style property offers a lounge, dining room, kitchen and bathroom on the ground floor and two double bedrooms on the first floor. The private rear garden has gated access to the rear which leads to a bridleway, from there steps lead up to the sea wall with STUNNING VIEWS over the Walton Mere Backwaters, Walton & Frinton Yacht Club and the old boating lake. Walton-on-the-Naze is a busy seaside town with beautiful beaches, historical Naze Tower and visitor centre, leisure centre and train services to Colchester and London. The property would be perfect for a FIRST TIME BUYER or as a HOLIDAY HOME. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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**
Double glazed entrance door to front aspect, double glazed windows to side.
- LOUNGE 11'2 x 9'1 (3.40m x 2.77m)**
Glazed entrance door, double glazed window to the front, laminate wood effect flooring, coved and textured ceiling, radiator.
- DINING ROOM 11'2 x 8'1 (3.40m x 2.46m)**
Double glazed window to rear with views over the garden, laminate wood effect flooring, under stairs storage cupboard, stair flight to First Floor, coved and textured ceiling, radiator.
- KITCHEN 16'2 x 8'1 (4.93m x 2.46m)**
Matching white high gloss over and under counter units, black roll edge work tops, tiled splash back, stainless steel sink and drainer, built in oven and ceramic hob, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer. Two double glazed windows to side, double glazed door to side, laminate flooring.
- SHOWER ROOM**
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to the rear, laminate tile effect flooring, part tiled walls, extractor fan.
- MASTER BEDROOM 11'2 x 8'11 (3.40m x 2.72m)**
Double glazed window to the front, laminate flooring, coved ceiling, radiator.
- BEDROOM TWO 8'5 x 8'2 (2.57m x 2.49m)**
Double glazed window to the rear with stunning views over the Walton Mere and Walton & Frinton Yacht Club, laminate flooring, coved and textured ceiling, cupboard housing wall mounted boiler (not tested by Agent), access to the boarded loft, radiator.
- OUTSIDE FRONT**
On street parking which we have been advised by the vendors that there is never any issues parking always spaces.
- OUTSIDE REAR**
Enclosed with panel fencing, commencing paved patio with the remainder laid to lawn, paved pathway, shingled borders, trees and shrubs. Gated access to rear leading to a bridleway and steps leading up to the sea wall with stunning views over the Walton Mere, Walton and Frinton Yacht club and the old boating lake.

- AGENTS NOTES**
We are advised by the Vendor that the property has its own "Mooring Rights" to the rear.
- IMPORTANT INFORMATION**
Council Tax Band: A
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
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.
- 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.
- 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.