

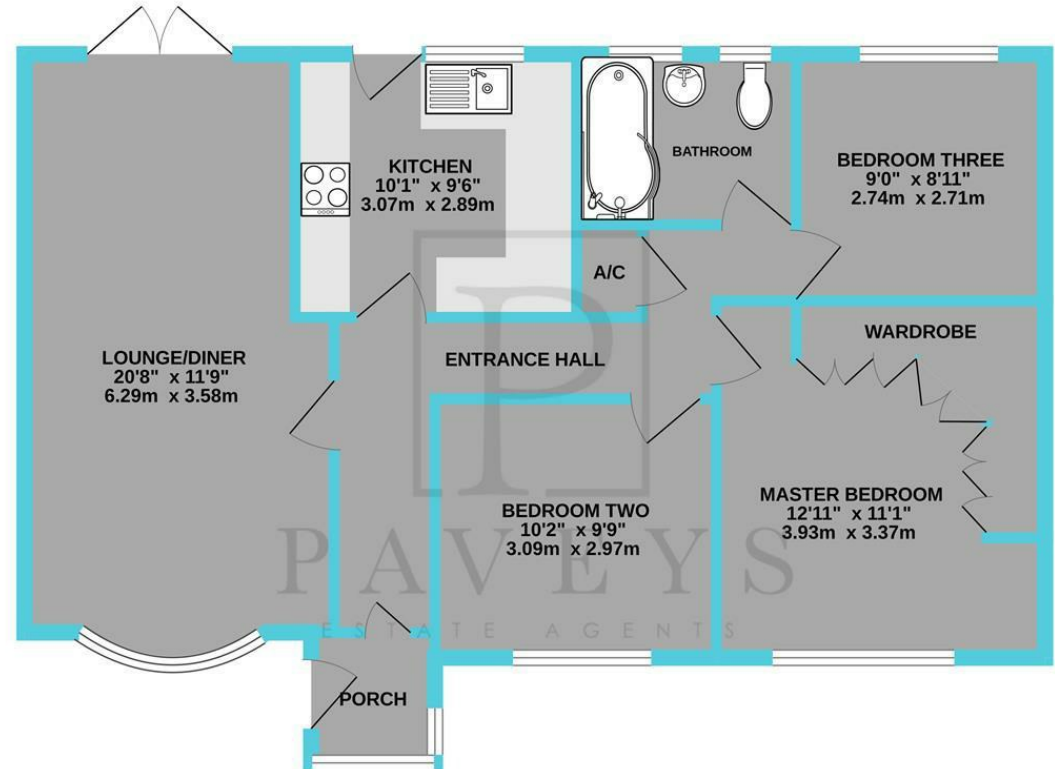


7, Burnham Close  
Walton On The Naze, CO14 8SX  
Price £360,000 Freehold

It is a pleasure to offer for sale this IMMACULATE DETACHED BUNGALOW set on a generous plot of south facing established gardens with POTENTIAL TO EXTEND on the side of the property (S.T.P.P.). It is set at the end of a small cul-de-sac of properties, in a peaceful location on the FRINTON HOMELANDS and offers views towards Walton-on-the-Naze and All Saints' Parish Church. Key features include a lounge diner, kitchen, three double bedrooms, bathroom, garage and driveway. The gardens are beautifully maintained and stocked with a vast array of plants, shrubs and fruit trees. There is also a greenhouse, vegetable plot and shed. Burnham Close is close to green open spaces, the Triangle Shopping Centre and Tesco Superstore. We have keys. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

#### PORCH

Enclosed porch, UPVC double glazed entrance door, double glazed windows to side and rear aspects, laminate flooring.

#### ENTRANCE HALL

UPVC double glazed internal door and side panel leading to Entrance Hall, part laminate flooring/part fitted carpet, built in airing cupboard housing wall mounted Ideal Boiler (not tested by Agent), loft hatch, radiator.

#### LOUNGE DINER 20'8 x 11'9 (6.30m x 3.58m)

Double glazed bay window to front, double glazed double doors to rear garden, fitted carpet, coved ceiling, fireplace with surround and hearth inset electric fire, TV point, radiators.

#### KITCHEN 10'1 x 9'6 (3.07m x 2.90m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level oven, electric hob with extractor over, space for fridge freezer, space and plumbing for washing machine. Double glazed window to rear overlooking the garden, UPVC double glazed door to rear garden, laminate flooring, coved ceiling, part tiled walls.

#### MASTER BEDROOM 12'11 x 11'1 (3.94m x 3.38m)

Double glazed window to front, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and drawer units. Double glazed window to front, fitted carpet, coved ceiling, radiator.

#### BEDROOM TWO 10'2 x 9'9 (3.10m x 2.97m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

#### BEDROOM THREE 9' x 8'11 (2.74m x 2.72m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

#### BATHROOM

Suite comprising low level WC, wall mounted wash hand basin and P shaped bath with shower over. Double glazed windows to rear, laminate flooring, part tiled walls, radiator.

#### OUTSIDE FRONT

The property is set at the end of a peaceful cul-de-sac of bungalows. The pretty front garden is laid to lawn with flower and shrub borders. Driveway to the front of the garage, exterior lighting, gated access to rear.

#### OUTSIDE REAR

A gorgeous Southerly facing garden which extends to the side of the and offers potential to extend (S.T.P.P.) The garden has been lovingly established and maintained by the present owners with a central lawn area, patio area and established flower and shrub borders. Greenhouse, vegetable plot, fruit trees, gated access to front.

#### DETACHED GARAGE

Up and over door, pitched and tiled roof, driveway to the front, power and light connected (not tested by Agent), exterior lighting.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating:

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.