

2, Clays Road

Walton On The Naze, CO14 8SA

Price £265,000 Freehold

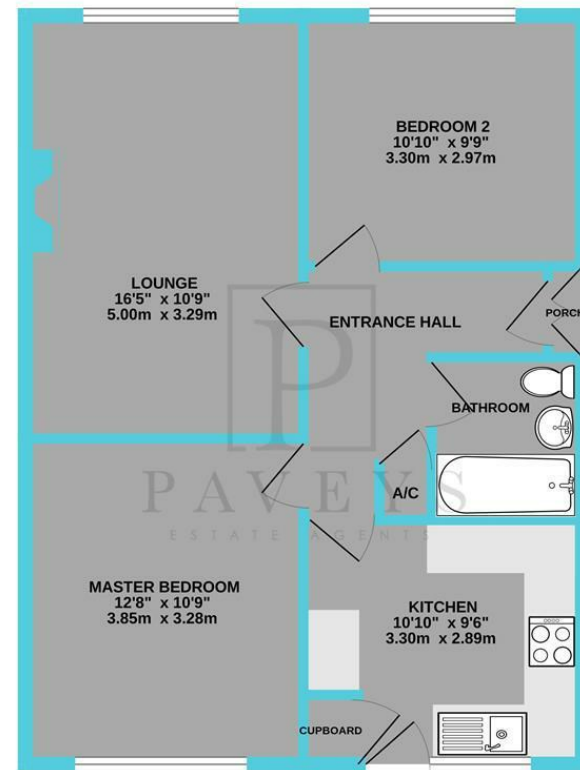


PAVEYS  
ESTATE AGENTS

A REFURBISHED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW set on the Frinton Homelands situated on a corner plot and offered for sale with NO ONWARD CHAIN. An internal viewing is highly recommended to appreciate the excellent order of this property which has been refurbished and modernised throughout and includes a newly kitchen, two double bedrooms, modern bathroom, newly fitted flooring, double glazing and oak internal doors. Outside is an easy maintenance paved rear garden, the front is mostly laid to lawn with off street parking leading to the detached garage. Clays Road is conveniently located within easy reach of all amenities including the Triangle Shopping Centre and local bus routes. Call Paveys today to arrange a viewing.



GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 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.  
Made with Metropix ©2020

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) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

### ENTRANCE PORCH

Double glazed entrance doors, tiled floor, oak glazed entrance door.

### ENTRANCE HALL

Smooth ceiling, cupboard housing combi boiler (N/T), laminate flooring, loft access, radiator.

### LOUNGE 16'5 x 10'9 (5.00m x 3.28m)

Double glazed window to front, smooth ceiling, feature fireplace, fitted carpet, radiator.

### KITCHEN 10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to rear, double glazed door to rear, newly fitted modern under and over counter units, solid wood work tops, built in oven, ceramic hob, extractor above, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, smooth ceiling with spot lights, laminate flooring, radiator.

### MASTER BEDROOM 12'8 x 10'9 (3.86m x 3.28m)

Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

### BEDROOM TWO 10'10 x 9'9 (3.30m x 2.97m)

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

### BATHROOM

Double glazed window to side, modern newly fitted bathroom suite consisting of low level W/C, vanity wash hand basin, bath with shower attachment above, glass shower screen, part tiled walls, tiled floor, chrome heated towel rail.

### OUTSIDE FRONT

Situated on a corner plot, mostly laid to lawn, driveway leading to

### DETACHED GARAGE

Up and over door, power and light connected, courtesy door to garden.

### REAR GARDEN

Enclosed by close board fencing, paved garden with shrub borders, gated access to front.

### IMPORTANT INFORMATION

Council Tax Band: C

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.

### 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.