



9, Skippers Way

Walton On The Naze, CO14 8FD

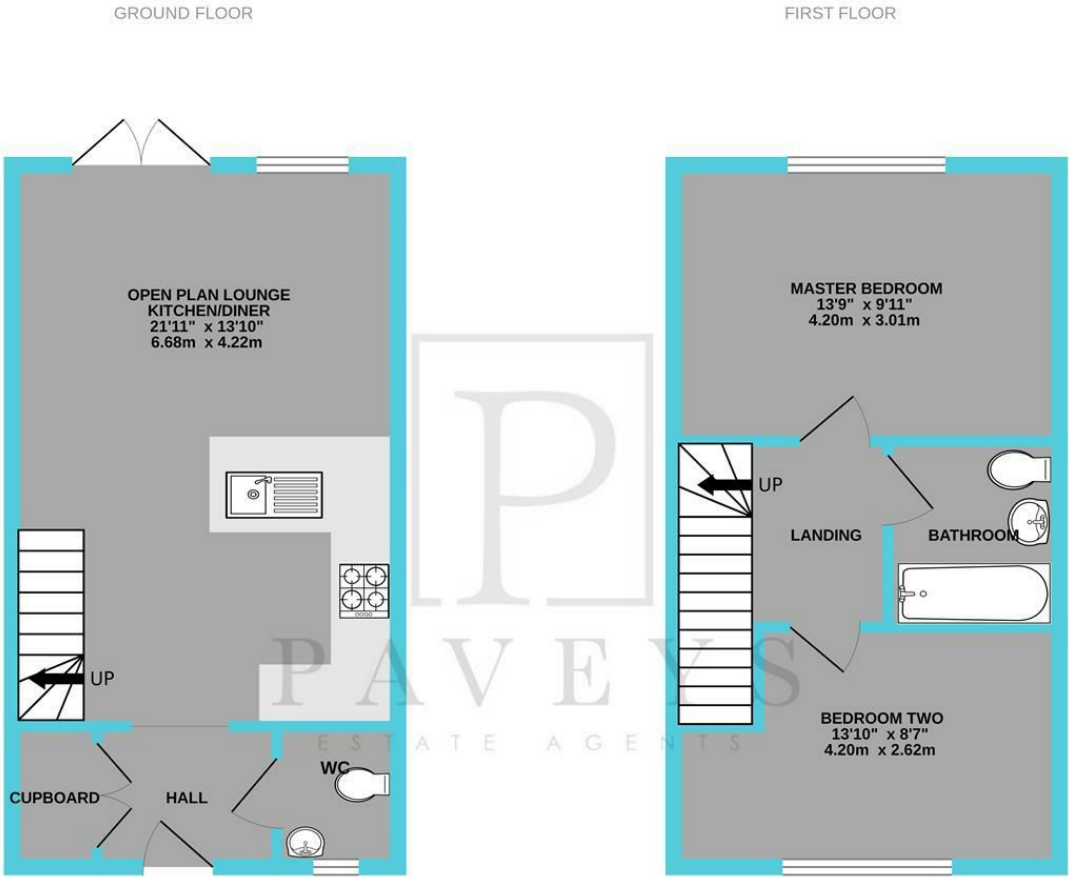
Price £249,995 Freehold

NO ONWARD CHAIN

Located on the popular HAMFORD PARK DEVELOPMENT is this recently constructed SEMI DETACHED HOUSE with PRIVATE REAR GARDEN, OFF STREET PARKING and NO ONWARD CHAIN. This modern family home features an open plan lounge kitchen diner, attractive kitchen with appliances, ground floor cloakroom, two double bedrooms and bathroom. Outside is a private rear garden and driveway positioned to the rear of the garden. Hamford Park was developed in 2019 and is conveniently positioned within walking distance to the Walton & Frinton Yacht Club, the Walton Mere, beautiful beach and the shops, cafes and public houses in Walton-on-the-Naze Town Centre. An internal viewing is highly recommended. 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		97	(92 plus) A		
(81-91) B	84		(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 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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HALL
Composite entrance door to front aspect, Amtico flooring, smooth ceiling, spot lights, built in Utility Cupboard housing wall mounted Ideal Combi Boiler (not tested by Agent) and space and plumbing for washing machine), door to Cloakroom, open access to Kitchen Diner.

OPEN PLAN LOUNGE KITCHEN DINER 21'11 x 13'10 (6.68m x 4.22m)
Double glazed double doors to rear garden, double glazed window to rear, Amtico flooring, smooth ceiling, spot lights, stair flight to First Floor, TV point, radiators.

Kitchen: Over and under counter units, breakfast bar, roll edge work tops and upstands, inset sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, integrated dishwasher, fridge freezer and washing machine. Under unit lighting, plinth lighting.

CLOAKROOM
Modern white suite comprising low level WC and pedestal wash hand basin. Double glazed window to front, Amtico flooring, smooth ceiling, radiator.

FIRST FLOOR
FIRST FLOOR LANDING
Fitted carpet, smooth ceiling, radiator.

MASTER BEDROOM 13'9 x 9'11 (4.19m x 3.02m)
Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM TWO 13'10 x 8'7 (4.22m x 2.62m)
Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BATHROOM
Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Tiled flooring, part tiled walls, smooth ceiling, spot lights, radiator.

OUTSIDE FRONT
Block paved driveway providing off road parking for two vehicles. Small front garden with slate and planting, exterior light, gated access to rear.

OUTSIDE REAR
Private rear garden, lawn area bordered by flowers and shrubs, panel fencing, outside tap, gated access to front.

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