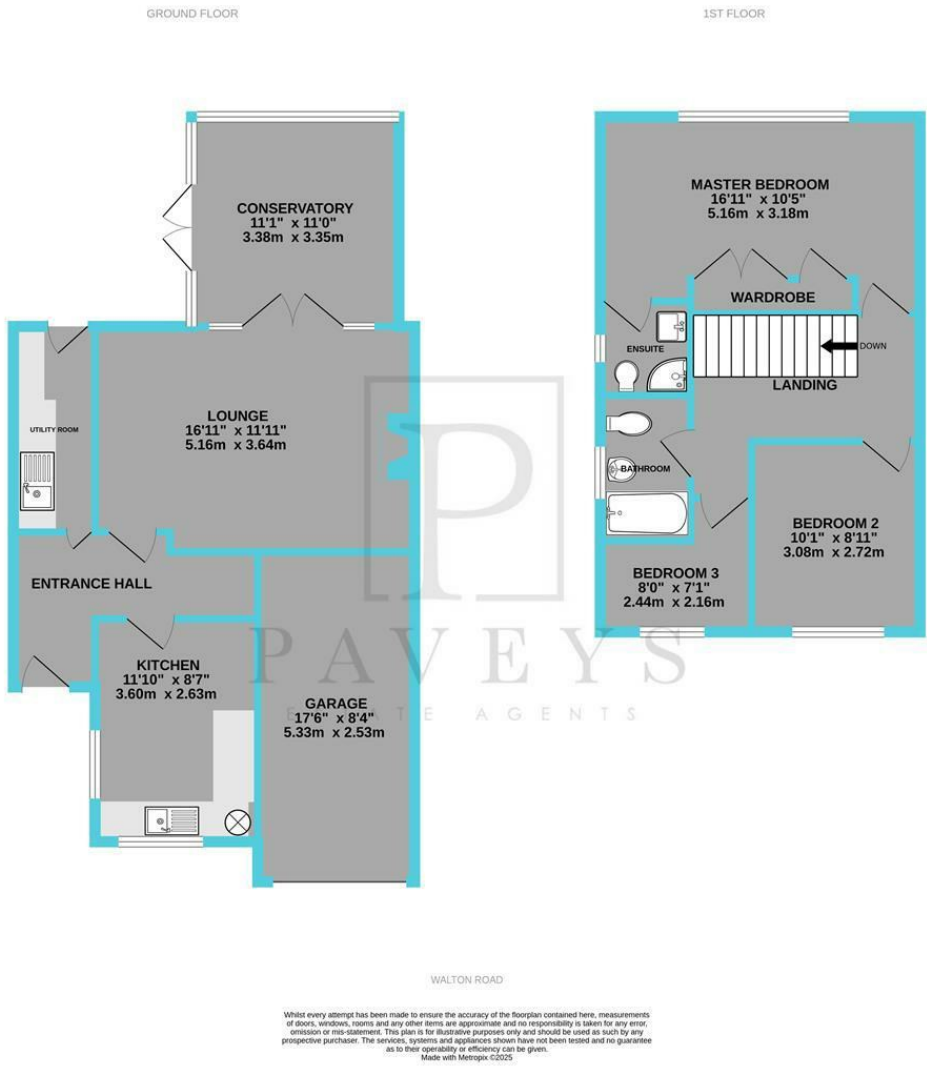




179, Walton Road
Walton On The Naze, CO14 8NB
Guide price £270,000 Freehold

GUIDE PRICE £270,000-£275,000

NO ONWARD CHAIN!! New to the market is this BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE located within easy reach of the seafront, Pedlars Wood, supermarkets and local schools. Internally the property offers a spacious entrance hall, good size lounge diner with feature fireplace, conservatory, attractive kitchen, large master bedroom with en-suite shower room, two further double bedrooms and bathroom. The front garden has a large driveway to the front of the integral garage and there is a generous rear garden with summer house. The property is positioned midway between the coastal towns of Walton-on-the-Naze and Frinton-on-Sea and is central to all amenities including transport links. An internal viewing is recommended in order to appreciate this property. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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

ENTRANCE HALL

UPVC double glazed entrance door to front aspect, fitted carpet, coved ceiling, stair flight to First Floor, radiator.

KITCHEN 11'10 x 8'7 (3.61m x 2.62m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for double oven, space and plumbing for dishwasher, breakfast bar, cupboard housing wall mounted boiler (not tested by Agent). Double glazed windows to front and side aspects, tiled flooring, part tiled walls, radiator.

UTILITY ROOM

Over and under counter units, work tops, space and plumbing for washing machine, space for tumble dryer. UPVC double glazed door to rear garden, tiled flooring, coved ceiling.

LOUNGE 16'11 x 11'11 (5.16m x 3.63m)

Double glazed double doors and full height panels to Conservatory, fitted carpet, coved ceiling, feature open red brick fireplace, fitted recess cupboard and shelving, radiator.

CONSERVATORY 11'1 x 11' (3.38m x 3.35m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects, poly carb vaulted ceiling, tiled flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft access.

MASTER BEDROOM 16'11 x 10'5 (5.16m x 3.18m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, door to Ensuite, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, wash hand basin and corner shower cubicle. Double glazed window to side, vinyl floor, fully tiled walls, radiator.

BEDROOM TWO 10'1 x 8'11 (3.07m x 2.72m)

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

BEDROOM THREE 8' x 7'1 (2.44m x 2.16m)

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

BATHROOM

White low level WC, vanity wash hand basin with cupboards beneath and bath with shower over. Double glazed window to side, vinyl flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Hardstanding driveway to the garage providing ample off road parking, stone chip borders, exterior light.

OUTSIDE REAR

Small raised patio area with space for a table and chairs, steps leading down to the lawn which is bordered by retaining panel fencing. At the end of the garden is an enclosed slate patio with further space for a table and chairs.

GARAGE 17'6 x 8'4 (5.33m x 2.54m)

Up and over door, power and light connected (not tested by Agent).

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.

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.