

6, Hamford Close

Walton On The Naze, CO14 8JD

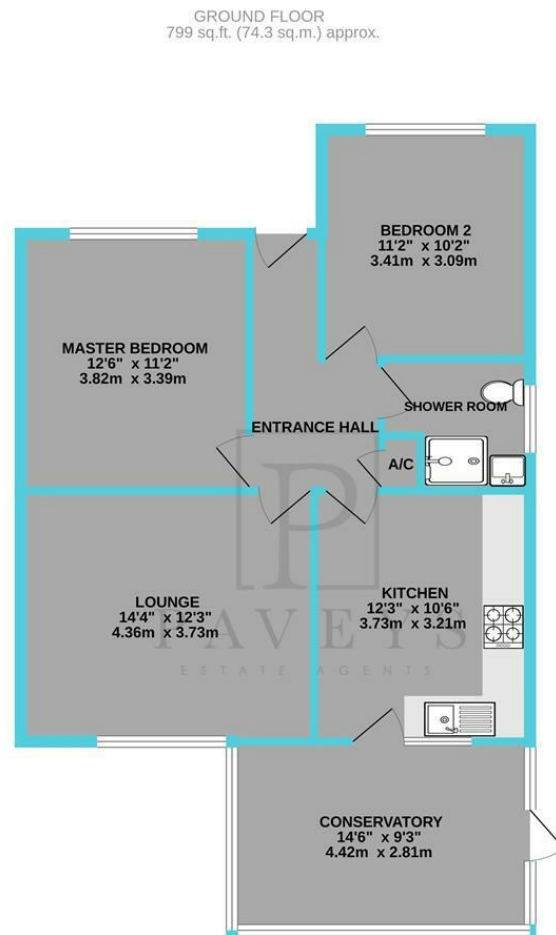
Price £210,000 Freehold



PAVEYS  
ESTATE AGENTS

**PROJECT ALERT - NO ONWARD CHAIN**

This SEMI DETACHED BUNGALOW with PRIVATE REAR GARDEN is positioned in a peaceful cul-de-sac at the sought after "Naze" end of Walton-on-the-Naze. The property is in need of full modernisation and lots of TLC which offers the purchaser an opportunity to put their own stamp on things. Key features include a lounge, kitchen, conservatory, two double bedrooms, shower room, front and rear gardens and driveway. The property is situated adjacent to the private Willows Caravan Park and close to Naze Park, the beach, Naze Tower and Essex Wildlife Trust Naze Nature Discovery Centre. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.

TOTAL FLOOR AREA: 799 sq.ft. (74.3 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**ENTRANCE HALL**

UPVC double glazed door to front, built in airing cupboard, loft hatch.

**LOUNGE 14'4 x 12'3 (4.37m x 3.73m)**

Double glazed window to rear overlooking the garden.

**KITCHEN 12'3 x 10'6 (3.73m x 3.20m)**

Over and under counter units, work tops, inset sink and drainer. Built in oven and hob with extractor over, space for under counter white goods. Double glazed door to Conservatory, laminate flooring, feature fireplace recess, electric heater.

**CONSERVATORY 14'6 x 9'3 (4.42m x 2.82m)**

Part brick construction, double glazed door to rear garden, double glazed windows to rear and side aspects with views over the garden.

**MASTER BEDROOM 12'6 x 11'2 (3.81m x 3.40m)**

Double glazed window to front.

**BEDROOM TWO 11'2 x 10'2 (3.40m x 3.10m)**

Double glazed window to front.

**SHOWER ROOM**

White low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side.

**OUTSIDE FRONT**

Lawn area to the front, hardstanding side driveway, gated access to rear garden.

**OUTSIDE REAR**

Small rear garden which requires some TLC! Enclosed by panel fencing, gated access to front.

**IMPORTANT INFORMATION**

Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

**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.

**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.