




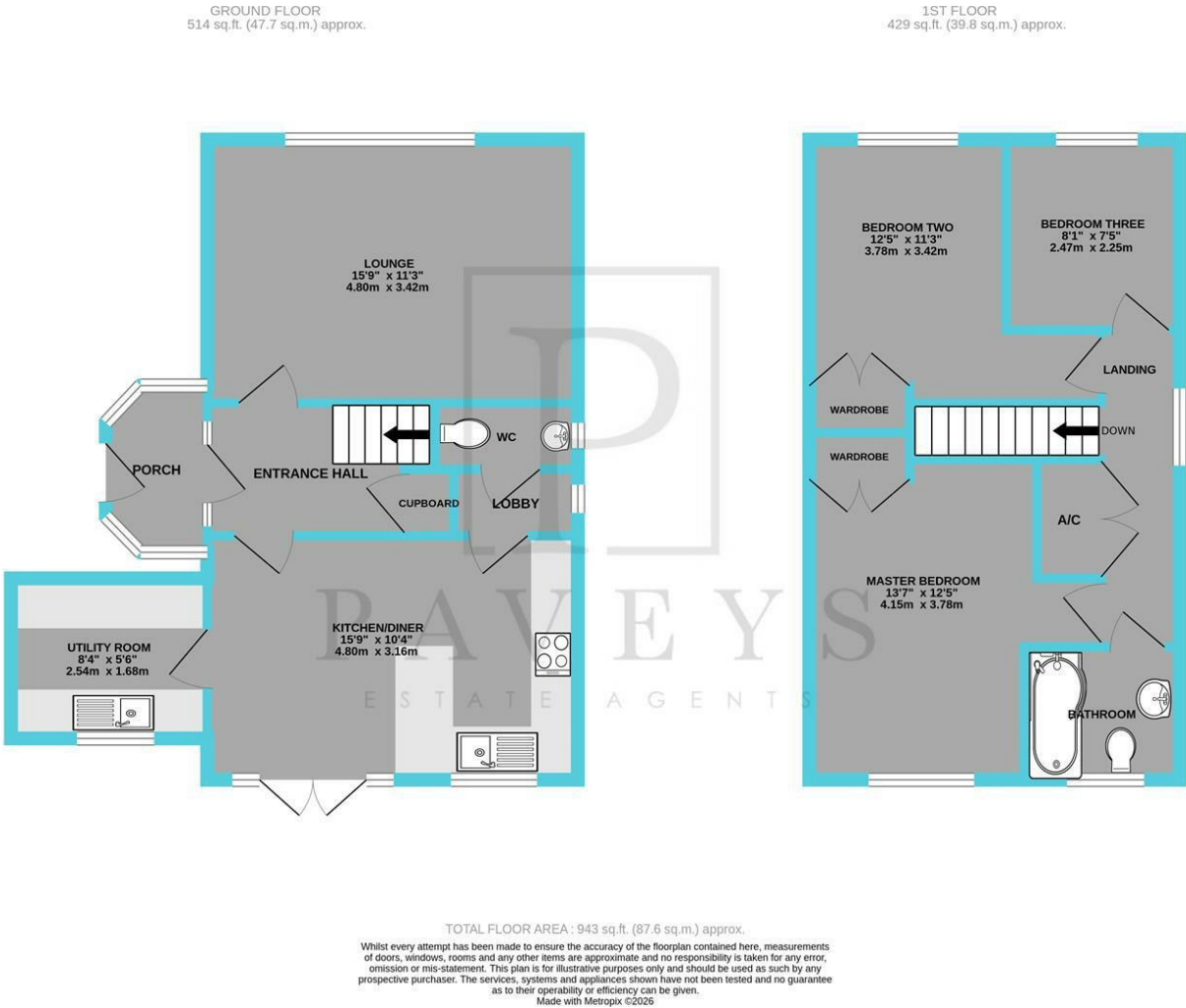
122, Clays Road  
Walton On The Naze, CO14 8UB  
Price £315,000 Freehold



Nestled in the charming area of Walton On The Naze, this delightful detached house on Clays Road offers a perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Set on a generous corner plot within the sought-after Frinton Homelands, the home benefits from a large rear garden, providing an excellent outdoor space for relaxation, gardening, or entertaining guests. The garden is a true highlight, offering a tranquil retreat from the hustle and bustle of daily life. In addition to the spacious living areas, the property features a detached garage with driveway to the front. This residence is not only a wonderful family home but also a fantastic opportunity for those looking to invest in a property in a desirable location. Positioned nearby are both popular primary and secondary schools as well as a Tesco's Superstore and other retail shops. With its proximity to local amenities and the beautiful coastline, this home is sure to attract interest. Call Paveys to arrange your appointment to view.



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	
					



- PORCH**  
UPVC double glazed entrance door, double glazed windows to front and side aspects.
- ENTRANCE HALL**  
UPVC internal entrance door and double glazed side panels, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.
- LOUNGE 15'9 x 11'3 (4.80m x 3.43m)**  
Double glazed window to front, fitted carpet, coved ceiling, TV point, radiator.
- KITCHEN DINER 15'9 x 10'4 (4.80m x 3.15m)**  
Modern shaker style over and under counter units, work tops inset stainless steel sink and drainer with mixer tap. Built in Zanussi eye level double oven, electric hob with extractor over. Double glazed window to rear, double glazed double doors and side panels to rear garden, tiled flooring, part tiled walls, coved ceiling, door to Lobby, radiator.
- UTILITY ROOM 8'4 x 5'6 (2.54m x 1.68m)**  
Over and under counter units, matching full height cupboards, work tops, inset stainless steel sink and drainer with mixer tap. Double glazed window to rear, tiled flooring, part tiled walls. Space and plumbing for washing machine, spaces for tumble dryer and fridge freezer.
- LOBBY**  
Double glazed window to side, tiled flooring, door to Cloakroom.
- CLOAKROOM**  
White low level WC and pedestal wash hand basin. Double glazed window to side, tiled flooring, radiator.
- FIRST FLOOR**
- FIRST FLOOR LANDING**  
Double glazed window to side, fitted carpet, coved ceiling, built in airing cupboard with double doors, loft access.
- MASTER BEDROOM 13'7 x 12'5 (4.14m x 3.78m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.
- BEDROOM TWO 12'5 x 11'3 (3.78m x 3.43m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.
- BEDROOM THREE 8'1 x 7'5 (2.46m x 2.26m)**  
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

- BATHROOM**  
White suite comprising low level WC, vanity wash hand basin and P shaped bath with glass screen and shower over. Double glazed window to front, tiled flooring, fully tiled walls, coved ceiling, shaver point, radiator.
- OUTSIDE FRONT**  
Generous corner plot garden predominantly laid to lawn with flower borders, gated access to rear garden.
- OUTSIDE REAR**
- 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.
- 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.