LAMB & CO

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Inspired by property, driven by passion.

LUFF WAY, WALTON ON THE NAZE, CO14 8FU

PRICE £170,000

A well-presented one-bedroom terraced bungalow, exclusively for over 60's, situated in Ernest Luff Court, Walton-on-the-Naze. This charming home is offered with no onward chain, making it a stress-free move for the right buyer.

The property features a bright interior, complemented by a private south-easterly facing garden, perfect for enjoying the morning sun. Adding to its appeal, the bungalow is equipped with solar panels, providing energy efficiency and potential savings on bills.

- One Bedroom Terraced Bungalow
- Allocated Parking Space
- Solar Panels
- No Onward Chain
- Over 60's
- EPC B

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SITTING ROOM

12'10" x 16'9" (3.91m x 5.11m)

KITCHEN

9'9" x 6'10" (2.97m x 2.08m)

BEDROOM

11'6" x 11'6" (3.51m x 3.51m)

BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

GARDEN

REAR ASPECT

FRONT ASPECT

Material Information

Council Tax Band: A

Heating: Gas
Services: Mains
Broadband: Superfast Fibre
Mobile Coverage: EE-84%, O2-80%, Vodaphone-78%, Three-74%
Construction: Conventional
Restrictions: Over 60's
Rights & Easements: N/A
Flood Risk: Surface Water-High, Rivers & Sea-Very Low
Additional Charges: Estate Charge of £250.00 P/A
Seller's Position: No Onward Chain
Garden Facing: South East

Agents Note Sales

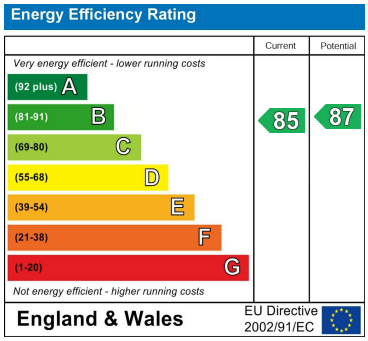
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

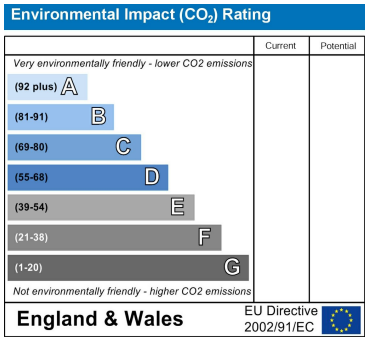
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

EPC Graphs





Floorplan

Total area: approx. 49.5 sq. metres (532.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Ernest Luff Court, Frinton-on-sea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.