



LAMB & CO

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Inspired by property, driven by passion.



NANCY BLACKETT AVENUE, WALTON ON THE NAZE, CO14 8FE PRICE £245,000

This contemporary, well-maintained home built in 2018 offers modern living with the convenience of private parking. Perfect for those looking for a stylish and ready-to-move-in property in a sought-after location.

- Two Bedrooms
- Downstairs W.C
- Well Presented
- Low Maintenance Garden
- Off Parking To Rear
- EPC - B

ENTRANCE HALL

KITCHEN

13'2" 10'2" (4.01m 3.10m)



LOUNGE

13'2" 10'00" (4.01m 3.05m)



BEDROOM ONE

13'3" 10'00" (4.04m 3.05m)



BATHROOM

6'9" 6'2" (2.06m 1.88m)



BEDROOM TWO

13'3" 8'6" (4.04m 2.59m)



OUTSIDE

OUTSIDE REAR



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.

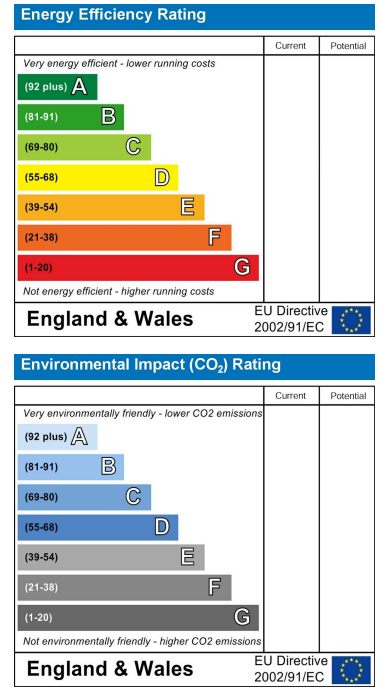
Additional Info

Council Tax Band: C
Heating: Gas
Services: Electricity, Gas & Water
Broadband: Standard
Mobile Coverage: O2 Likely
Construction: Conventional
Restrictions: No
Rights & Easements:
Flood Risk: No
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North

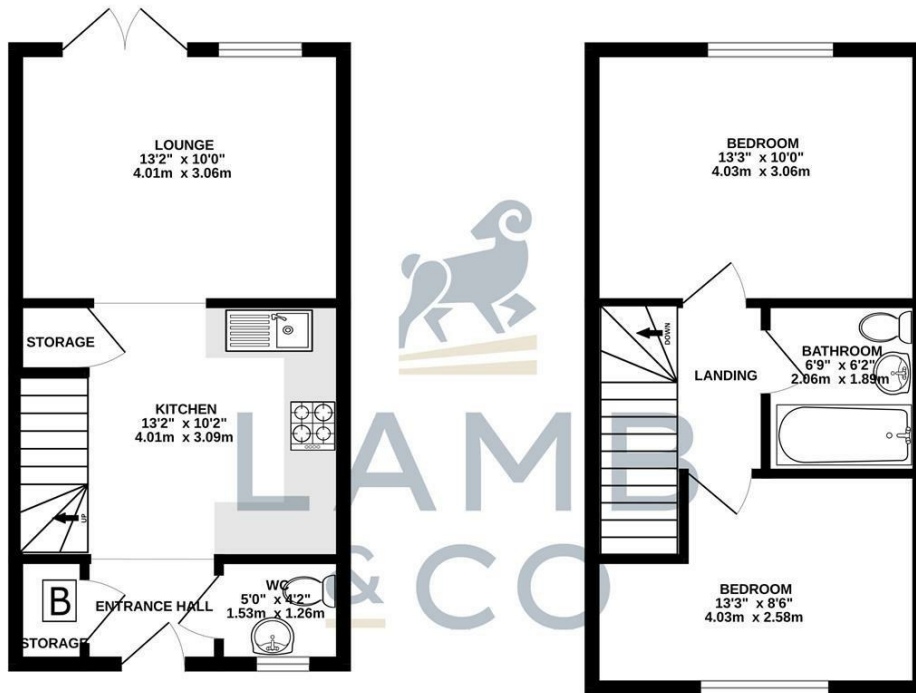
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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 as to their operability or efficiency can be given.
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