

10, The Parade

Walton On The Naze, CO14 8EH

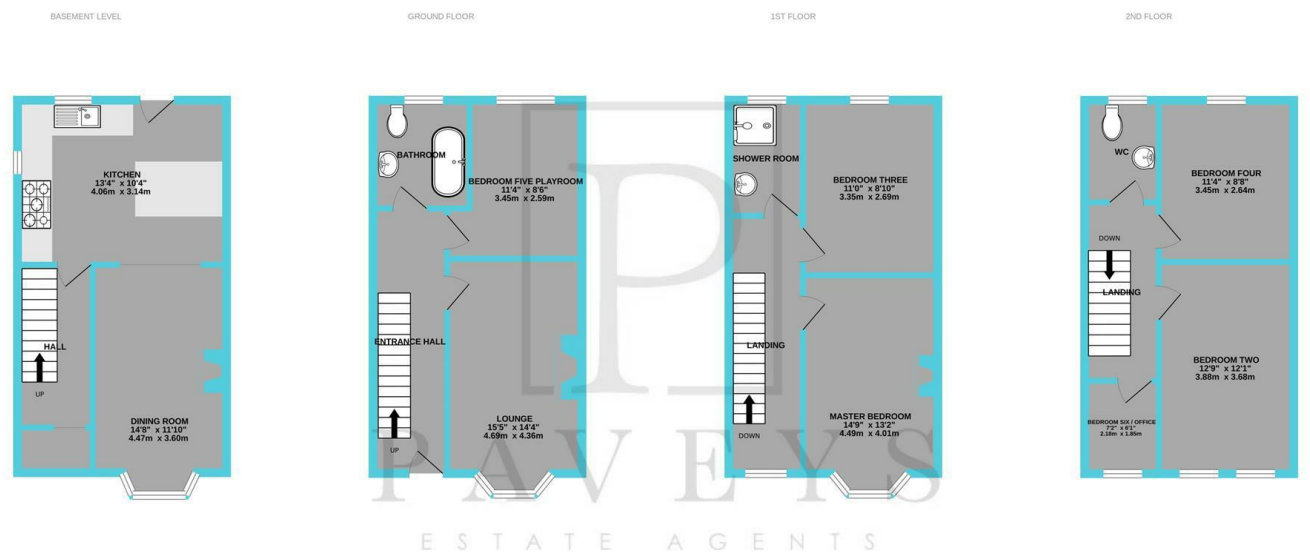
Price £375,000 Freehold



PAVEYS
ESTATE AGENTS

VENDOR OFFER - £2,200 CASHBACK OFFER TO COVER THE COST OF A 10 YEAR PARKING PERMIT!

A STUNNING PERIOD TOWN HOUSE with ELEVATED CLIFF TOP SEA VIEWS and NO ONWARD CHAIN. This charming light filled property offers approximately 1,200 sq ft of accommodation arranged over four floors which has been thoughtfully designed and renovated to a very high standard. Key features include a basement kitchen and dining room with polished tile flooring and access to the private courtyard, lounge, first floor master bedroom with sea views, a further three double bedrooms, playroom, study, high ceilings and new bathroom suites. This TURN KEY property has the benefit of new windows, new central heating system, new flooring and has been re-plastered and painted from top to bottom. It is conveniently positioned close to Walton-on-the-Naze train station, the beach, shops and local amenities. An early viewing is advised in order to appreciate this beautiful home and it's location. Call Paveys today to arrange your appointment.



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

BASEMENT LEVEL

HALLWAY

Stair flight from first floor, polished tile flooring, stair flight to First Floor, smooth and covered ceiling, spot lights, under stairs utility area with wooden worktop, space and plumbing for washing machine, space for tumble dryer, door to Kitchen, radiator.

KITCHEN 13'4 x 10'4 (4.06m x 3.15m)

High gloss over and under counter units, wooden worktops and upstands with matching shelving, inset sink and drainer with mixer tap with inbuilt water filter. Beko electric range oven with glass splashback and extractor over, integrated dishwasher, space for fridge freezer, island unit with wooden worktop and breakfast bar. UPVC double glazed door and window to courtyard, polished tile flooring, smooth and covered ceiling, spot lights, open access to Dining Room, radiator.

DINING ROOM 14'8 x 11'10 (4.47m x 3.61m)

Double glazed bay window to front with sea views, polished tile flooring, smooth and covered ceiling, feature fire surround, radiator.

GROUND FLOOR

GROUND FLOOR ENTRANCE HALL

Composite entrance door to front aspect, staircase to Basement Level, staircase to First and Second Floors, fitted carpet, smooth and covered ceiling, radiator.

LOUNGE 15'5 x 14'4 (4.70m x 4.37m)

Double glazed bay window to front with sea and beach hut views, fitted carpet, smooth and covered ceiling, beautiful feature fireplace surround, TV point, radiator.

PLAYROOM 11'4 x 8'6 (3.45m x 2.59m)

Double glazed window to rear, fitted carpet, smooth and covered ceiling, radiator.

BATHROOM

Victorian style white suite comprising low level WC, chrome washstand with wash hand basin and freestanding roll top bath with mixer taps and shower attachment. Double glazed window to rear, polished tile flooring, brick tile splash backs, smooth and covered ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front with sea views, fitted carpet, smooth and covered ceiling, stair flight to Second Floor, radiator.

MASTER BEDROOM 14'9 x 13'2 (4.50m x 4.01m)

Double glazed bay window to front with uninterrupted sea views, fitted carpet, smooth and covered ceiling, feature fireplace with surround, radiator.

BEDROOM THREE 11 x 8'10 (3.35m x 2.69m)

Double glazed window to rear, fitted carpet, smooth and covered ceiling, recess fitted wardrobe and shelving, radiator.

SHOWER ROOM

Modern white comprising wall mounted wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, part tiled walls, chrome heated towel rail.

SECOND FLOOR LANDING

Fitted carpet, smooth and covered ceiling, radiator.

BEDROOM TWO 12'9 x 12'1 (3.89m x 3.68m)

Two double glazed windows to front with superb uninterrupted sea and Walton Pier views, fitted carpet, smooth and covered ceiling, radiator.

BEDROOM FOUR 11'4 x 8'8 (3.45m x 2.64m)

Double glazed window to rear, fitted carpet, smooth and covered ceiling, radiator.

STUDY 7'2 x 6'1 (2.18m x 1.85m)

Double glazed window to front, fitted carpet, smooth and covered ceiling, radiator.

CLOAKROOM

Suite comprising low level WC and countertop wash hand basin with cupboards beneath. Double glazed window to rear, tiled flooring, tiled splashback, smooth and covered ceiling, chrome heated towel rail.

OUTSIDE

OUTSIDE FRONT

Steps leading to the entrance door from street level.

COURTYARD GARDEN

Small courtyard garden accessed from the Kitchen in the Basement, staircase and gate leading to the street level to the rear of the property.

AGENTS NOTES

The Vendor has advised that Tendring District Council offer a 365 day parking permit and the costs for one permit for ten years is to be given as cashback on completion. The parking permit allows you to park in the Agar Road car park (located behind the property) and other car parks including Church Road, Coronation Car Park, Mill Lane, The Naze and Station Yard amongst others across the Tendring area.

Our client has advised that the property has been fully renovated in 2021 with the following undertaken.

- New windows throughout the property.
- Damp proofing (with a 10 year warranty)
- Replastered throughout.
- New flooring throughout.
- New central heating system with combination boiler (not tested by agent)
- Newly fitted kitchen with appliances.
- Newly fitted bathroom, shower room and cloakrooms.
- The property has the benefit of a linked fire alarm system.

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 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.