



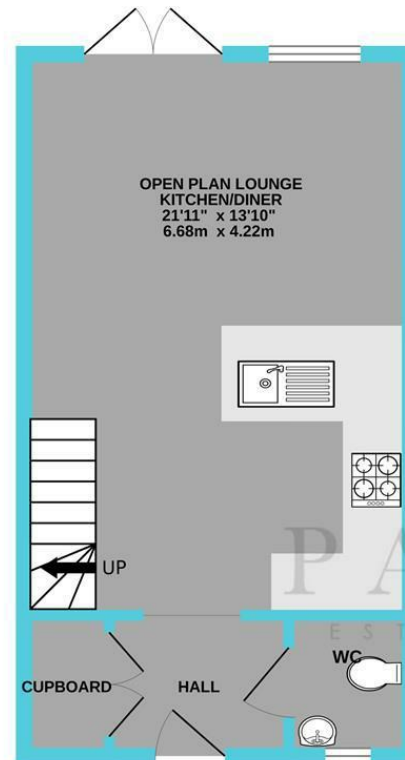
12, Skippers Way  
Walton On The Naze, CO14 8FD  
Price £260,000 Freehold

## NO ONWARD CHAIN

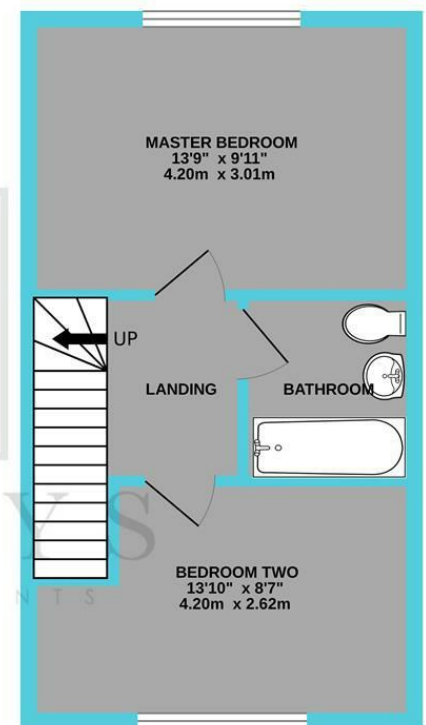
Located on the popular HAMFORD PARK DEVELOPMENT is this recently constructed SEMI DETACHED HOUSE with PRIVATE REAR GARDEN, OFF STREET PARKING and NO ONWARD CHAIN. This modern family home features an open plan lounge kitchen diner, attractive kitchen with appliances, ground floor cloakroom, two double bedrooms and bathroom. Outside is a private rear garden and driveway. Hamford Park was developed in 2019 and is conveniently positioned within walking distance to the Walton & Frinton Yacht Club, the Walton Mere, beautiful beach and the shops, cafes and public houses in Walton-on-the-Naze Town Centre. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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

England & Wales EU Directive 2002/91/EC

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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## HALL

Composite entrance door to front aspect, Amtico flooring, smooth ceiling, spot lights, built in Utility Cupboard housing wall mounted Ideal Combi Boiler (not tested by Agent) and space and plumbing for washing machine), door to Cloakroom, open access to Kitchen Diner.

## OPEN PLAN LOUNGE KITCHEN DINER 21'11 x 13'10 (6.68m x 4.22m)

Double glazed double doors to rear garden, double glazed window to rear, Amtico flooring, smooth ceiling, spot lights, stair flight to First Floor, TV point, radiators.

Kitchen: over and under counter units, breakfast bar, roll edge work tops and upstands, inset sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, integrated dishwasher, fridge freezer and washing machine. Under unit lighting, plinth lighting.

## CLOAKROOM

Modern white suite comprising low level WC and pedestal wash hand basin. Double glazed window to front, Amtico flooring, smooth ceiling, radiator.

## FIRST FLOOR

## FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, radiator.

## MASTER BEDROOM 13'9 x 9'11 (4.19m x 3.02m)

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

## BEDROOM TWO 13'10 x 8'7 (4.22m x 2.62m)

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

## BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Tiled flooring, part tiled walls, smooth ceiling, spot lights, radiator.

## OUTSIDE FRONT

Block paved driveway providing off road parking for two vehicles. Small front garden with slate and planting, exterior light, gated access to rear.

## OUTSIDE REAR

Private rear garden, lawn area bordered by flowers and shrubs, panel fencing, outside tap, gated access to front.

## IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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 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.