



45, Walton Road
Clacton-On-Sea, CO15 6DX

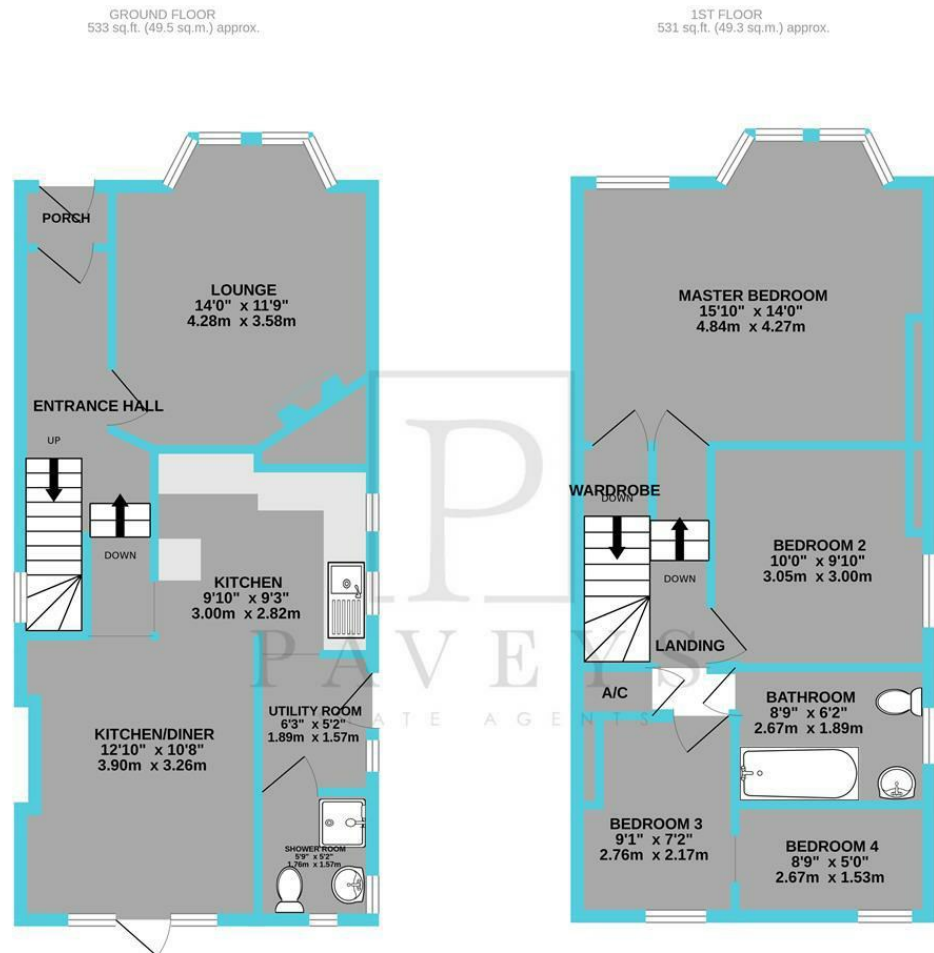
Offers in excess of £310,000 Freehold



PAVEYS
ESTATE AGENTS

PROJECT ALERT

Positioned in the heart of Clacton-on-Sea and being sold with NO ONWARD CHAIN is this OLDER STYLE DETACHED HOUSE with OFF ROAD PARKING & LARGE REAR GARDEN. The property is in need of full renovation but has the potential to be something quite special. The accommodation benefits from a large lounge, kitchen diner, utility room, cloakroom, large master bedroom plus a further three bedrooms and family bathroom. It is conveniently positioned within easy reach of Clacton Railway Station, Clacton Leisure Centre and falls within catchment for the popular Clacton County High School. We have keys to view! Call Paveys to arrange your appointment.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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.
Made with Memphis 02024

PORCH

UPVC double glazed door to front aspect.

ENTRANCE HALL

Double glazed entrance door to front aspect, stair flight to First floor, radiator.

LOUNGE 14' x 11'9 (4.27m x 3.58m)

Large double glazed bay window to front, picture rail, feature corncicing, original fireplace, radiators.

KITCHEN 9'10 x 9'3 (3.00m x 2.82m)

Two double glazed windows to side, range of over and under counter units, sink unit, open access to Dining Area.

DINING AREA 12'10 x 10'8 (3.91m x 3.25m)

UPVC double glazed door to rear garden, double glazed windows to rear aspect with views over the garden, feature corncicing, radiator.

UTILITY ROOM 6'3 x 5'2 (1.91m x 1.57m)

Double glazed door to side, double glazed window to side.

SHOWER ROOM 5'9 x 5'2 (1.75m x 1.57m)

White suite comprising low level WC, vanity wash hand basin and shower cubicle. Double glazed windows to rear and side aspects, fully tiled walls.

FIRST FLOOR LANDING

Split level landing, double glazed window to side, built in airing cupboard.

MASTER BEDROOM 15'10 x 14' (4.83m x 4.27m)

Large double glazed bay window to front, double glazed window to front, radiator.

BEDROOM TWO 10' x 9'10 (3.05m x 3.00m)

Double glazed window to side, fitted wall light, radiator.

BEDROOM THREE 9'1 x 7'2 (2.77m x 2.18m)

Double glazed window to rear, fitted wall light, open access to Bedroom Four, radiator.

BEDROOM FOUR 8'9 x 5' (2.67m x 1.52m)

Double glazed window to rear, radiator.

BATHROOM 8'9 x 6'2 (2.67m x 1.88m)

Suite comprising low level WC, pedestal wash hand basin and bath with shower attachment. Double glazed window to side, fully tiled walls.

OUTSIDE FRONT

Hardstanding frontage providing off road parking for two vehicles, gated access to rear.

OUTSIDE REAR

A large established garden with generous patio area, laid to lawn with numerous mature fruit trees, panel fencing, timber shed, gated access to front.

IMPORTANT INFORMATION

Council Tax Band:

Tenure:

Energy Performance Certificate (EPC) rating:

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.