

13, New Pier Street

Walton On The Naze, CO14 8EB

Price £180,000 Freehold



PAVEYS  
ESTATE AGENTS



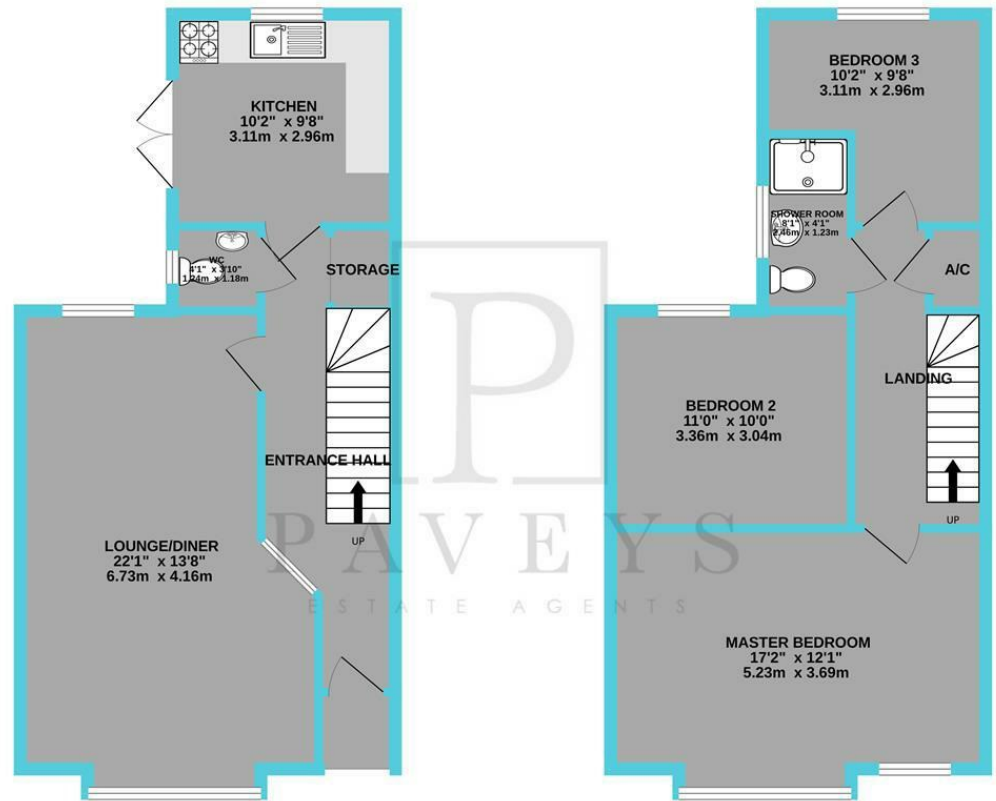
**PROJECT ALERT - NO ONWARD CHAIN**

An older style TERRACED HOUSE with COURTYARD GARDEN located in the heart of Walton-on-the-Naze, MOMENTS FROM THE BEACH & close to Walton Railway Station. This superb property is in need of some love and full modernisation but has the potential to be something quite special. Key features include a lounge diner, kitchen, cloakroom, THREE BEDROOMS, shower room and gas central heating. Close by are shops, schools and local amenities. WE HAVE KEYS!



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

FIRST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>56</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**STORM PORCH**

Tiled steps to open storm porch.

**ENTRANCE HALL**

Glazed entrance door to front, laminate flooring, stair flight to First Floor, under stairs storage cupboard, radiator.

**LOUNGE DINER 21'9 x 13'8 (6.63m x 4.17m)**

Glazed box bay window to front, glazed window to rear with views over the garden, exposed floor boards, fireplace, radiators.

**CLOAKROOM**

White suite comprising low level WC and wash hand basin. Glazed window to side, tiled flooring and splash back.

**KITCHEN**

Over and under counter units, work tops, inset sink and drainer, space for cooker and space for white goods. Glazed double doors to rear garden, glazed window to rear, tiled flooring, cupboard housing boiler (not tested by Agent).

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Built in cupboard.

**MASTER BEDROOM 17'2 x 11' (5.23m x 3.35m)**

Two glazed windows to front, built in cupboard, radiator.

**BEDROOM TWO 11' x 10' (3.35m x 3.05m)**

Glazed window to rear, fitted wardrobe, radiator.

**BEDROOM THREE 11' x 9'8 (3.35m x 2.95m)**

Glazed window to rear, radiator.

**SHOWER ROOM**

Three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Glazed window to side, tiled flooring, fully tiled walls.

**OUTSIDE REAR**

Private courtyard garden, established shrub and plant borders, gated access

**IMPORTANT INFORMATION**

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.