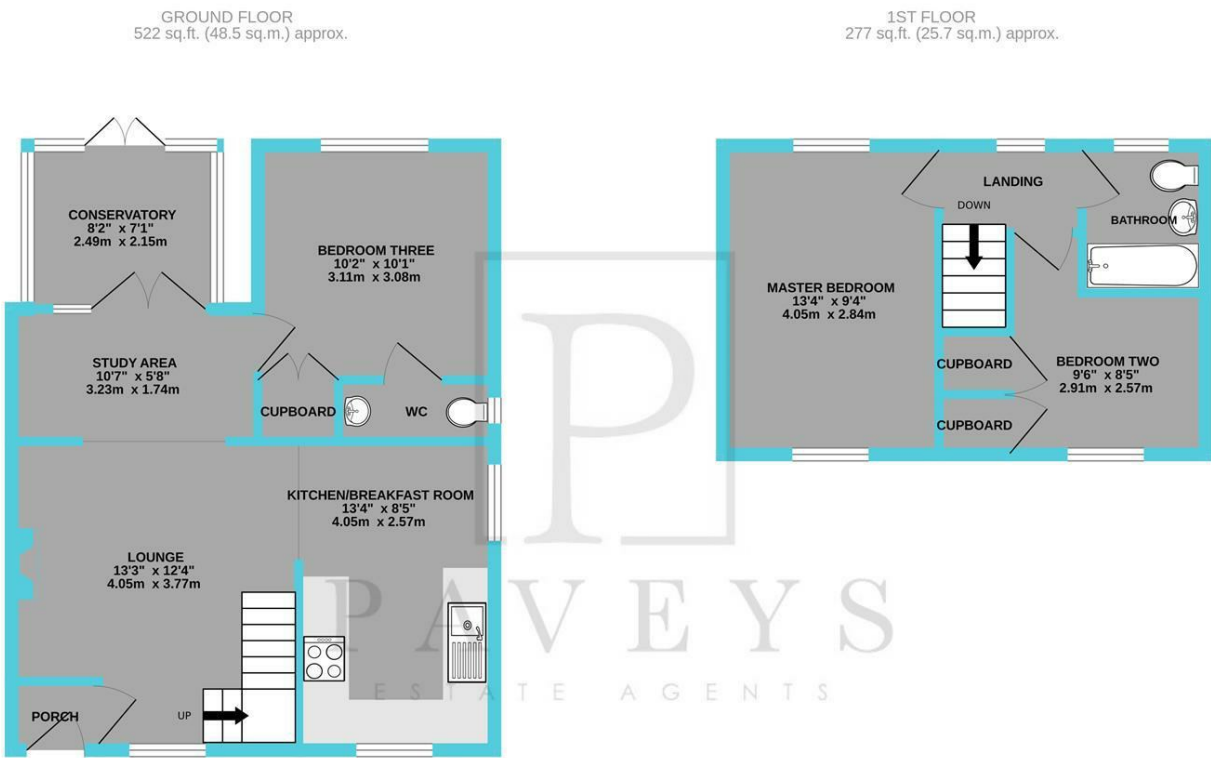




2 Marina Mews, Mill Lane
Walton On The Naze, CO14 8QB

Offers in excess of £260,000 Freehold

Positioned just off the High Street in the heart of Walton on the Naze is this SPACIOUS DETACHED FAMILY HOME with PRIVATE REAR GARDEN, DETACHED GARAGE & PARKING. Positioned within easy reach of Walton's shops, restaurants and popular pubs, Walton & Frinton Yacht Club, the beautiful beach and Walton Train Station with services to Chelmsford and Central London. The ground floor has a good size lounge with attached study area, conservatory, kitchen breakfast room and double bedroom with cloakroom. Upstairs are two further double bedrooms, both with ample storage and family bathroom. Outside is a very private rear garden with detached garage and hardstanding driveway accessed via double gates at the end of the garden. Marina Mews is a small development of properties on a private development which are close to local supermarkets including Aldi and M&S Foodhall. Call Paveys to arrange your appointment to view.



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	

PORCH

UPVC double glazed entrance door to front, tiled flooring, entrance door to Lounge.

LOUNGE 13'3 x 12'4 (4.04m x 3.76m)

Double glazed window to front, laminate flooring, feature fireplace with living flame gas fire, tiled surround and hearth, coved ceiling, TV point, staircase to First Floor, open access through to Kitchen Breakfast Room and Study Area, radiators.

KITCHEN BREAKFAST ROOM 13'4 x 8'5 (4.06m x 2.57m)

White fronted over and under counter units, work tops with tiled splash backs, inset stainless steel sink with mixer tap. Freestanding double oven (to remain) cooker hood over, space for fridge freezer, space for washing machine, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to front and side aspects, tiled flooring, tiled splash backs, coved ceiling, radiator.

STUDY AREA 10'7 x 5'8 (3.23m x 1.73m)

Double glazed door and windows to Conservatory, laminate flooring, coved ceiling, radiator.

CONSERVATORY 8'2 x 7'1 (2.49m x 2.16m)

Double glazed double doors to rear garden, double glazed windows to rear and side aspects, tiled flooring, poly carb roof.

BEDROOM THREE 10'2 x 10'1 (3.10m x 3.07m)

Double glazed bay window to front, fitted carpet, coved ceiling, door to En Suite Cloakroom, built in wardrobe, radiator.

EN SUITE CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Double glazed window to side, laminate flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to rear, laminate flooring, loft access, radiator.

MASTER BEDROOM 13'4 x 9'4 (4.06m x 2.84m)

Dual aspect double glazed windows with partial views of the Backwaters and Walton & Frinton Yacht Club, fitted carpet, range of fitted wardrobes and over bed storage cupboards, radiator.

BEDROOM TWO 9'6 x 8'5 (2.90m x 2.57m)

Double glazed window to front partial views of the Backwaters and Walton & Frinton Yacht Club laminate flooring, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with electric shower and folding screen over. Double glazed window to rear, vinyl flooring, part tiled walls, radiator.

OUTSIDE FRONT

Walled and gated garden with pathway to front door, paved for easy maintenance, gated access to rear garden.

OUTSIDE REAR

A very private and un overlooked rear garden, laid to lawn with shrub and shingle borders, part retaining panel fencing, part retaining wall. Detached garage and hardstanding driveway to the rear of the garden, gated access to the side, double gated access to the rear, gated access to the front.

DETACHED GARAGE

Positioned to the rear of the garden, brick built with pitched and tiled roof, UPVC double glazed door and window, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed.

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.