



40, Alfred Terrace

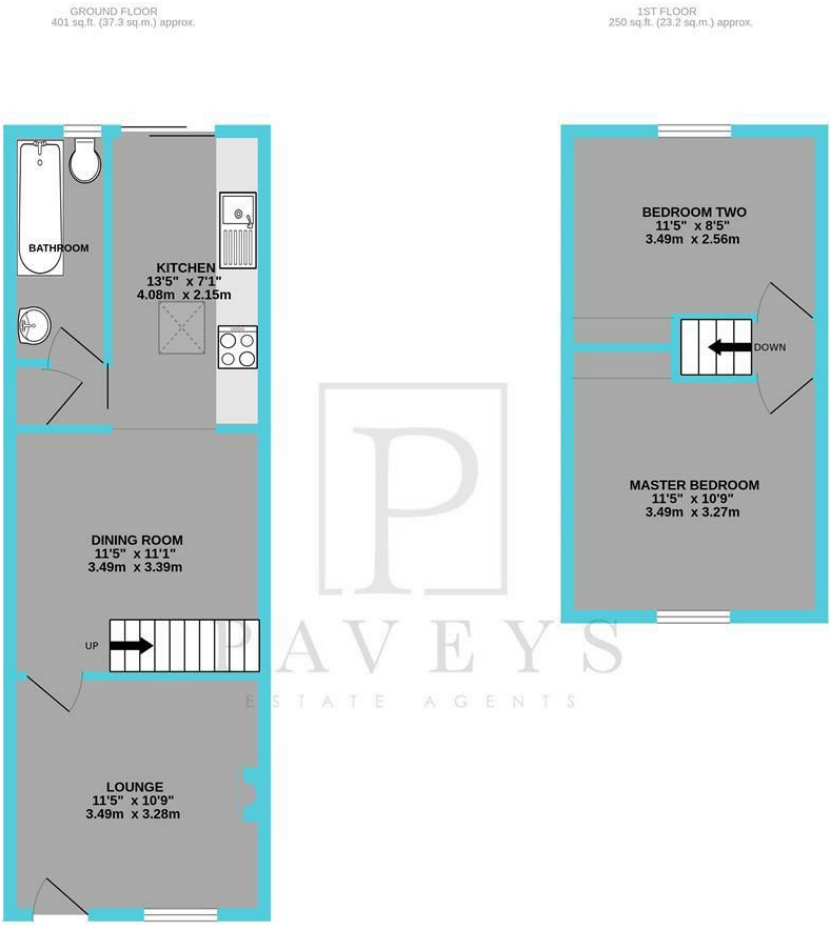
Walton On The Naze, CO14 8PB

Offers in excess of £180,000 Freehold

Located a short walk from the WALTON MERE & WALTON & FRINTON YACHT CLUB is this TERRACED HOUSE with PRETTY COURTYARD GARDEN. This attractive older style property offers two good size reception rooms, kitchen, ground floor bathroom, two double bedrooms and a private outdoor space. Alfred Terrace is positioned in the heart of Walton-on-the-Naze and within walking distance of the High Street, seafront, pier, schools and Walton Railway Station with services to Colchester, Chelmsford and Central London. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(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		67	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 651 sq. ft. (60.5 sq. m.) approx.
While 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 is given to their operability or efficiency can be given.
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LOUNGE 11'5 x 10'9 (3.48m x 3.28m)

UPVC double glazed entrance door to front aspect, double glazed window to front, fitted carpet, feature red brick open fireplace, TV point, door to the Dining Room, radiator.

DINING ROOM 11'5 x 11'1 (3.48m x 3.38m)

Fitted carpet, stair flight to First Floor, door to Kitchen, two small internal windows to rear, radiator.

KITCHEN 13'5 x 7'1 (4.09m x 2.16m)

Cream fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Double oven with hob, space and plumbing for washing machine, space for fridge freezer. Double glazed patio doors to rear garden, double glazed roof lantern, tiled flooring, coved ceiling, spot lights, part tiled walls.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower over. Double glazed window to rear, tiled flooring, part tiled walls, built in cupboard, radiator.

FIRST FLOOR

MASTER BEDROOM 11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to front, exposed floor boards, fitted storage cupboard, radiator.

BEDROOM TWO 11'5 x 8'5 (3.48m x 2.57m)

Double glazed window to rear, exposed floor boards, vanity wash hand basin, loft access, radiator.

COURTYARD GARDEN

Pretty courtyard garden, paved with flower and shrub borders, gated access to Walton High Street.

OUTSIDE FRONT

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.