

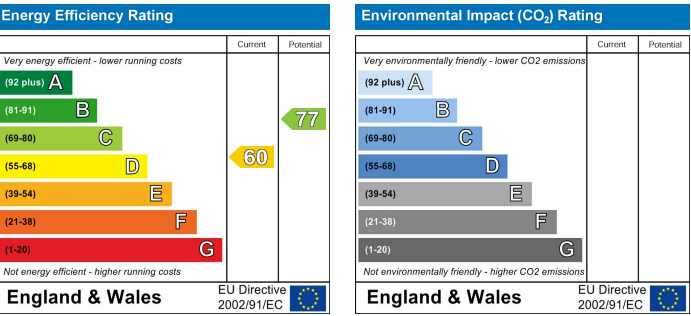
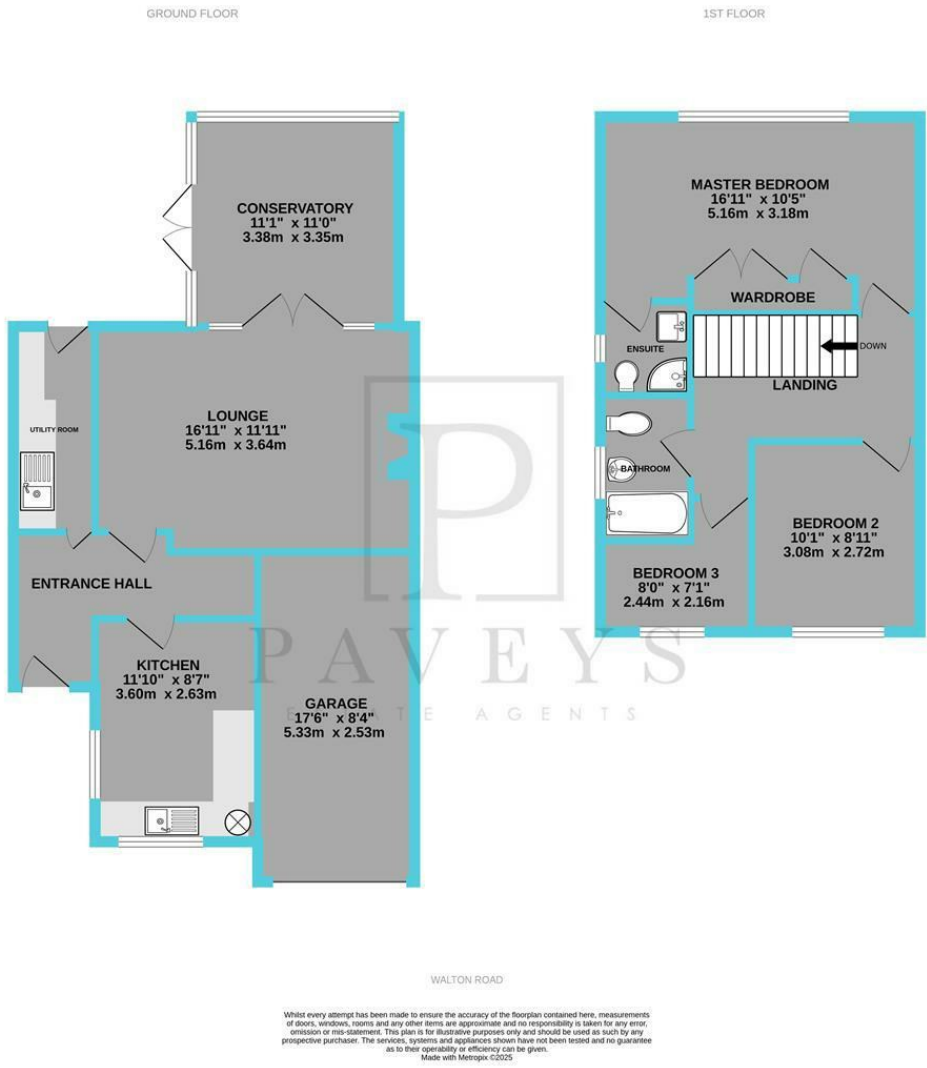


179, Walton Road

Walton On The Naze, CO14 8NB

Price £285,000 Freehold

NO ONWARD CHAIN!! New to the market is this BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE located within easy reach of the seafront, Pedlars Wood, supermarkets and local schools. Internally the property offers a spacious entrance hall, good size lounge diner with feature fireplace, conservatory, attractive kitchen, large master bedroom with en-suite shower room, two further double bedrooms and bathroom. The front garden has a large driveway to the front of the integral garage and there is a generous rear garden with summer house. The property is positioned midway between the coastal towns of Walton-on-the-Naze and Frinton-on-Sea and is central to all amenities including transport links. An internal viewing is recommended in order to appreciate this property. Call Paveys to arrange your appointment to view.



ENTRANCE HALL

UPVC double glazed entrance door to front aspect, fitted carpet, coved ceiling, stair flight to First Floor, radiator.

KITCHEN 11'10 x 8'7 (3.61m x 2.62m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for double oven, space and plumbing for dishwasher, breakfast bar, cupboard housing wall mounted boiler (not tested by Agent). Double glazed windows to front and side aspects, tiled flooring, part tiled walls, radiator.

UTILITY ROOM

Over and under counter units, work tops, space and plumbing for washing machine, space for tumble dryer. UPVC double glazed door to rear garden, tiled flooring, coved ceiling.

LOUNGE 16'11 x 11'11 (5.16m x 3.63m)

Double glazed double doors and full height panels to Conservatory, fitted carpet, coved ceiling, feature open red brick fireplace, fitted recess cupboard and shelving, radiator.

CONSERVATORY 11'1 x 11' (3.38m x 3.35m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects, poly carb vaulted ceiling, tiled flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft access.

MASTER BEDROOM 16'11 x 10'5 (5.16m x 3.18m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, door to Ensuite, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, wash hand basin and corner shower cubicle. Double glazed window to side, vinyl floor, fully tiled walls, radiator.

BEDROOM TWO 10'1 x 8'11 (3.07m x 2.72m)

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

BEDROOM THREE 8' x 7'1 (2.44m x 2.16m)

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

BATHROOM

White low level WC, vanity wash hand basin with cupboards beneath and bath with shower over. Double glazed window to side, vinyl flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Hardstanding driveway to the garage providing ample off road parking, stone chip borders, exterior light.

OUTSIDE REAR

Small raised patio area with space for a table and chairs, steps leading down to the lawn which is bordered by retaining panel fencing. At the end of the garden is an enclosed slate patio with further space for a table and chairs.

GARAGE 17'6 x 8'4 (5.33m x 2.54m)

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C
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.