

102, Butchers Lane

Walton On The Naze, CO14 8UD

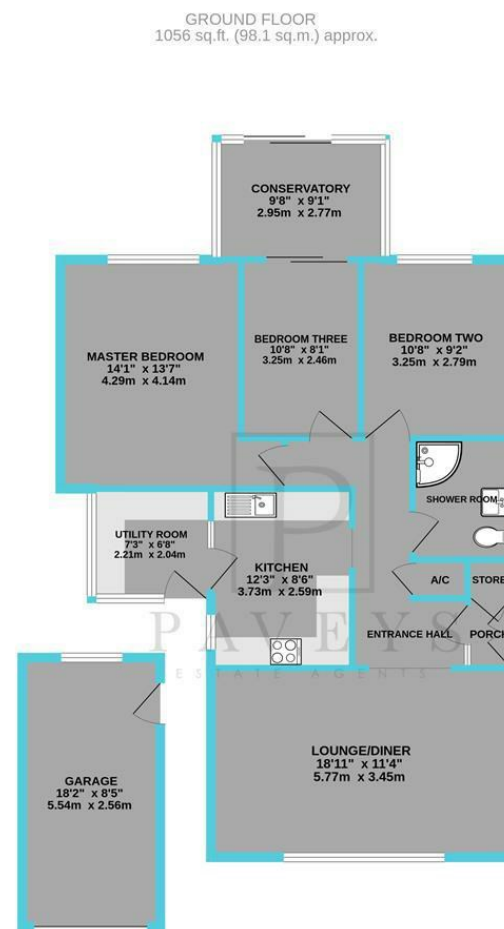
Guide price £300,000 Freehold



PAVEYS  
ESTATE AGENTS

~~~~~GUIDE PRICE £300,000-£310,000~~~~~

NO ONWARD CHAIN! This DETACHED BUNGALOW with PRETTY GARDEN & GARAGE occupies a central location in the heart of the Frinton Homelands and lies within easy reach of all amenities including shops and transport links. Key features of this property include a bright and sunny lounge diner, kitchen with attached utility room, three well appointed bedrooms, conservatory and shower room. The secluded rear garden has a low maintenance artificial lawn and is stocked with flowers and shrubs. There is a hardstanding driveway to the front of the detached garage. Butchers Lane lies within easy reach of Frinton Recreation Park, shops at the Triangle Shopping Centre and the popular Frinton Community Association at Soken House. 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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |

TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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 is given as to their operability or efficiency can be given.  
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#### PORCH

UPVC double glazed door to side, built in storage cupboard.

#### ENTRANCE HALL

UPVC double glazed internal door to Entrance Hall, fitted carpet, coved ceiling, built in airing cupboard, loft access, open access to Lounge Diner, radiator.

#### LOUNGE DINER 18'11 x 11'4 (5.77m x 3.45m)

Double glazed full height picture windows to front, fitted carpet, coved ceiling, TV point, fireplace with surround and hearth, radiators.

#### KITCHEN 12'3 x 8'6 (3.73m x 2.59m)

Range of cream fronted over and under counter units, matching display cabinets, wooden work tops, inset stainless steel sink and drainer with mixer tap. Belling Range oven with gas hob and extractor over, integrated dishwasher and fridge freezer. Glazed door, matching side panel and window to side leading to the Utility Room, laminate flooring, coved ceiling, spot lights, part tiled walls, chrome heated towel rail.

#### UTILITY ROOM 7'3 x 6'8 (2.21m x 2.03m)

Cream fronted wall units, matching drawer units, wood effect work top, space and plumbing for washing machine, space for tumble dryer. UPVC double glazed door to front, double glazed windows to front and side aspects, laminate flooring, poly carb roof, tiled splash backs.

#### MASTER BEDROOM 14'1 x 13'7 (4.29m x 4.14m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

#### BEDROOM TWO 10'8 x 9'2 (3.25m x 2.79m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

#### BEDROOM THREE 10'8 x 8'1 (3.25m x 2.46m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, radiator.

#### CONSERVATORY 9'8 x 9'1 (2.95m x 2.77m)

Part brick construction, double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, poly carb roof, power and light connected.

#### SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Double glazed windows to side, tiled flooring, fully tiled walls, spot lights, fitted cupboards and shelving, radiator.

#### OUTSIDE FRONT

Paved frontage for ease of low maintenance, hardstanding driveway to the front of the garage, raised brick built flower bed and tree bed, gated access to rear garden.

#### OUTSIDE REAR

A private, low maintenance garden with an artificial lawn bordered by paved patio and pathways, raised flower beds, retaining panel fencing, timber shed, outside tap, exterior lighting, courtesy door giving access to the garage, gated access to front.

#### GARAGE 18'2 x 8'5 (5.54m x 2.57m)

Up and over door, double glazed courtesy door with access to the garden, double glazed window to rear, power and light connected (not tested by Agent).

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.