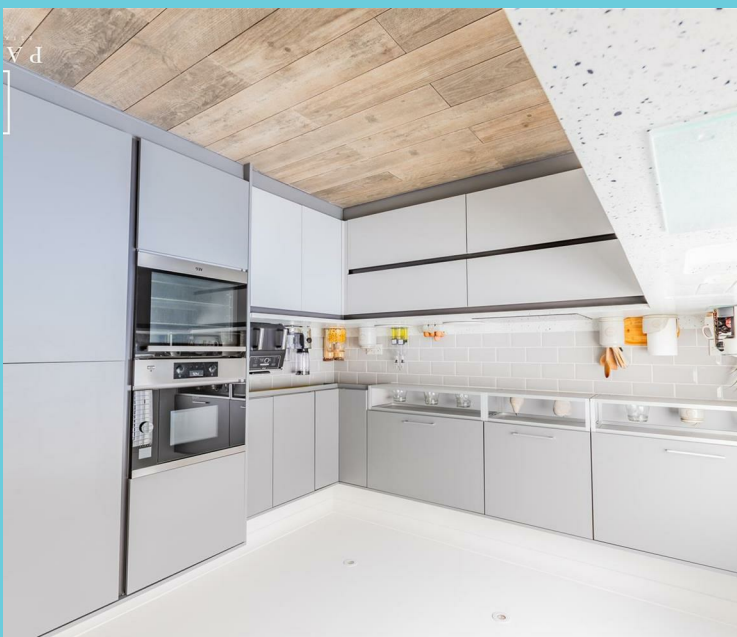




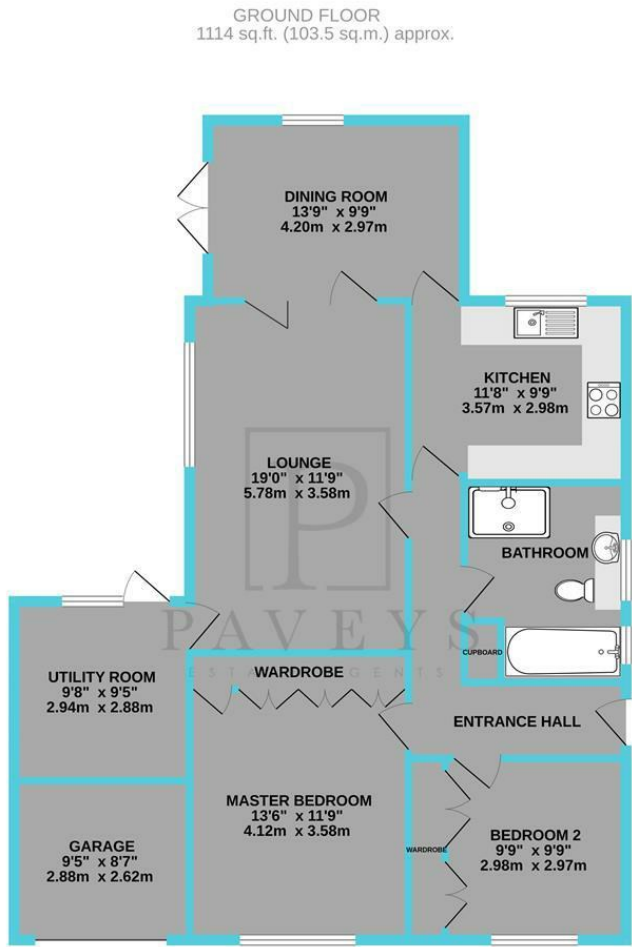
14, Florence Road  
Walton On The Naze, CO14 8HP

**£425,000 Freehold**

Paveys have the pleasure in bringing to the market this WONDERFULLY SPACIOUS & BEAUTIFULLY REFURBISHED DETACHED BUNGALOW with PRIVATE LANDSCAPED GARDEN located in the popular coastal town of Walton-on-the-Naze. This stunning property is positioned in a popular residential location a short stroll from the gorgeous beach and greensward and within easy reach of shops and local amenities. The property has been completely modernised from top to bottom and is ready to move into. Key features include two reception rooms, modern kitchen with integrated appliances, two large double bedrooms, both with storage, modern bathroom suite and a new utility room. Outside is a private, landscaped rear garden with a summer house, garage and in and out driveway. Florence Road is situated within easy reach of local shops, beachfront cafes, the Naze Tower, Naze Nature Reserve and the Essex Wildlife Trust Discovery Centre. An internal viewing is highly recommended in order of appreciate this property and its location.



| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
|---------------------------------------------|--|-------------------------|-----------------------------------------------------------------|--|-------------------------|
|                                             |  | Potential               |                                                                 |  | Potential               |
| Very energy efficient - lower running costs |  |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |
| (92 plus) A                                 |  | 84                      | (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                                   |  | 69                      | (21-38) F                                                       |  |                         |
| (1-20) G                                    |  |                         | (1-20) G                                                        |  |                         |
| 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 |



TOTAL FLOOR AREA : 1114 sq ft. (103.5 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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ENTRANCE HALL

Composite entrance door, laminate flooring, smooth ceiling, loft access, built in airing cupboard, radiator.

LOUNGE 19' x 11'9 (5.79m x 3.58m)

Double glazed window to side, glazed internal doors concertina to Dining Room, fitted carpet, smooth and coved ceiling, TV point, radiators.

DINING ROOM 13'9 x 9'9 (4.19m x 2.97m)

Glazed double doors to garden, double glazed window to rear overlooking the garden, laminate flooring, smooth and coved ceiling, radiator.

KITCHEN 11'8 x 9'9 (3.56m x 2.97m)

Range of modern over and under counter units, matching full height cabinets and shelving, Corian work tops and upstands, inset undermount sink with mixer tap. Built in eye level AEG oven and microwave, integrated dishwasher, integrated fridge freezer. Double glazed window to rear overlooking the garden, laminate flooring, smooth and coved ceiling, spot lights, tiled splash backs, door to Dining Room, radiator.

UTILITY ROOM 9'8 x 9'5 (2.95m x 2.87m)

Double glazed door and window to rear garden, space and plumbing for washing machine, space for tumble dryer, power and light.

MASTER BEDROOM 13'6 x 11'9 (4.11m x 3.58m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, extensive range of fitted wardrobes, radiator.

BEDROOM TWO 9'9 x 9'9 (2.97m x 2.97m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, twin built in double wardrobes, radiator.

BATHROOM

Modern four piece white suite comprising of low level WC, vanity wash hand basin with cupboards beneath, walk in shower with sliding door and bath with mixer taps and shower attachment. Two double glazed windows to side, tiled flooring, smooth ceiling, part tiled walls, upright panel radiator.

OUTSIDE FRONT

Walled and gated gravel driveway providing ample off road parking, exterior lighting, access to Garage, gated access to rear.

OUTSIDE REAR

A beautifully landscaped garden which is very private and wraps around the property. The garden is divided into several sections with a large paved patio area and seating area retained by panel fencing, outside tap and access to the Garage. Gated access leads to an artificial lawn area bordered by an established trees, flowers and shrubs and then onto a further patio area with large summer house, exterior lighting, gated access to front.

GARAGE 9'5 x 8'7 (2.87m x 2.62m)

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

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: C  
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 our 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.