



67, Garden Road

Walton On The Naze, CO14 8SJ

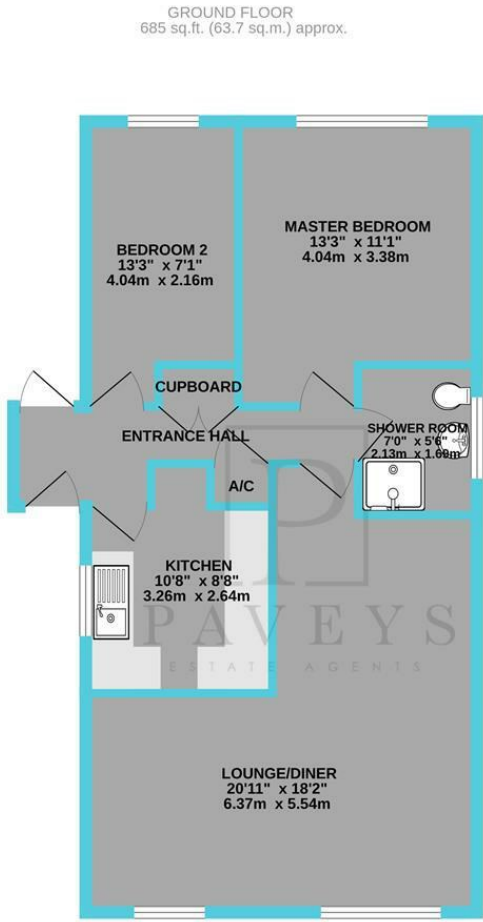
Guide price £190,000 Freehold

GUIDE PRICE £190,000-£200,000- PROJECT ALERT!

A LINK DETACHED BUNGALOW positioned on the sought after FRINTON HOMELANDS in need of full modernisation and offered for sale with NO ONWARD CHAIN. Key features include an L shaped lounge diner, kitchen, two double bedrooms, shower room, small private rear garden, courtyard side garden and garage with driveway. Garden Road is located a short distance from the Triangle Shopping Centre which is home to Frinton's new Tescos Superstore and Frinton Community Associate @ Soken House and is close to local schools and bus services. WE HAVE KEYS! Call Paveys today!



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			(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			(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: 685 sq.ft. (63.7 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

UPVC double glazed doors to front and rear aspects, built in cloaks cupboard, built in airing cupboard, radiator.

KITCHEN 10'8 x 8'8 (3.25m x 2.64m)

Double glazed window to side, over and under counter units, stainless steel sink and drainer, space for cooker, space for under counter white goods, wall mounted boiler (not tested by Agent).

LOUNGE DINER 20'11 x 18'2 (6.38m x 5.54m)

Two double glazed windows to front, radiators.

MASTER BEDROOM 13'3 x 11'1 (4.04m x 3.38m)

Double glazed window to rear, radiator.

BEDROOM TWO 13'3 x 7'1 (4.04m x 2.16m)

Double glazed window to rear, radiator.

SHOWER ROOM 7' x 5'6 (2.13m x 1.68m)

Double glazed window to side, radiator.

OUTSIDE FRONT

Well stocked with established flowers and shrubs, exterior lighting, gated access to side leading to entrance.

OUTSIDE REAR

A small but very private garden in need of some maintenance, small paved garden to the side, outside tap, gated access to front.

GARAGE

Up and over door with driveway to the front.

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.

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.

MONEY LAUNDERING REGULATIONS 2017

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