

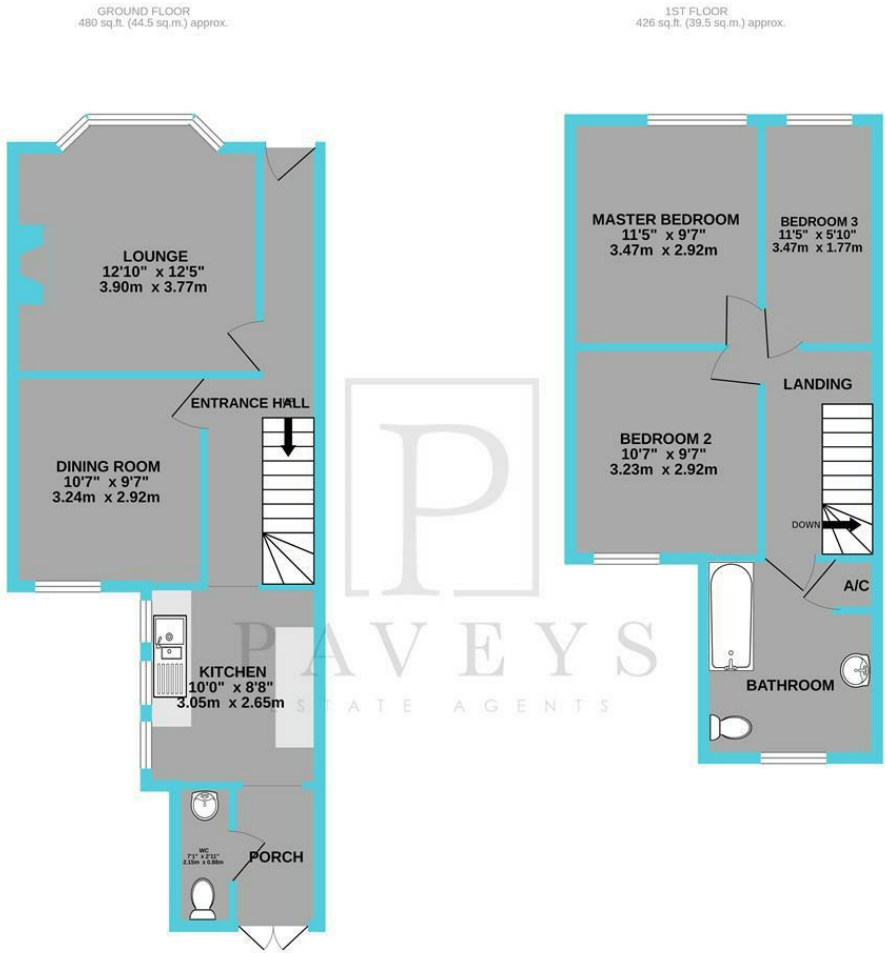


13, Churchfield Road
Walton On The Naze, CO14 8BL

Guide price £200,000 Freehold

~~~~~GUIDE PRICE £190,000-£200,000~~~~~

Positioned in the heart of Walton-on-the-Naze Town Centre is this OLDER STYLE MID TERRACED HOUSE with COURTYARD GARDEN to be sold with NO ONWARD CHAIN. The property is centrally positioned close to the High Street and within easy reach of Walton's eateries, shops and popular public houses. The pretty beach, Walton Pier and Walton Railway Station are all easily accessible. Benefitting from a traditional period property layout it offers two reception rooms, kitchen, cloakroom, three first floor bedrooms, two doubles and one single, and a first floor bathroom. The rear courtyard is fully paved for low maintenance. There is also the added benefit of resident on street parking by way of a permit from Tendring District Council. The property does require some modernisation and updating and would be an ideal investment for a First Time Buyer, Buy To Let or holiday home. We have keys! Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 85        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   | 71                      |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

ENTRANCE HALL

Wooden glazed entrance door to front aspect, laminate flooring, stair flight to First Floor, under stairs recess, radiator.

LOUNGE 12'10 x 12'5 (3.91m x 3.78m)

Wooden glazed bay window to front, laminate flooring, open fireplace with surround and hearth, radiator.

DINING ROOM 10'7 x 9'7 (3.23m x 2.92m)

Wooden glazed window to rear, laminate flooring, serving hatch to Kitchen, radiator.

KITCHEN 10' x 8'8 (3.05m x 2.64m)

Over and under counter units, work tops, inset sink and drainer with mixer tap, space for cooker, spaces for white goods. Three double glazed windows to side, tiled flooring, part tiled walls, open access to rear Porch.

PORCH

Wooden glazed double doors to rear garden, tiled flooring, door to Cloakroom, radiator.

CLOAKROOM

White low level WC and vanity wash hand basin. Tiled flooring, part tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING

Laminate flooring, radiator.

MASTER BEDROOM 11'5 x 9'7 (3.48m x 2.92m)

Double glazed window to front, laminate flooring, radiator.

BEDROOM TWO 10'7 x 9'7 (3.23m x 2.92m)

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 11'5 x 5'10 (3.48m x 1.78m)

Double glazed window to front, laminate flooring, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to rear, laminate flooring, built in airing cupboard, wall mounted Baxi boiler (not tested by Agent), part tiled walls, heated towel rail.

OUTSIDE FRONT

Retaining wall, pathway to entrance door.

OUTSIDE REAR

Fully paved courtyard garden garden with retaining panel fencing.

IMPORTANT INFORMATION

Council Tax Band: B  
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.