PAVEYS
ESTATE AGENTS

5, Church Road

Walton On The Naze, CO14 8DF

Guide price £195,000 Freehold















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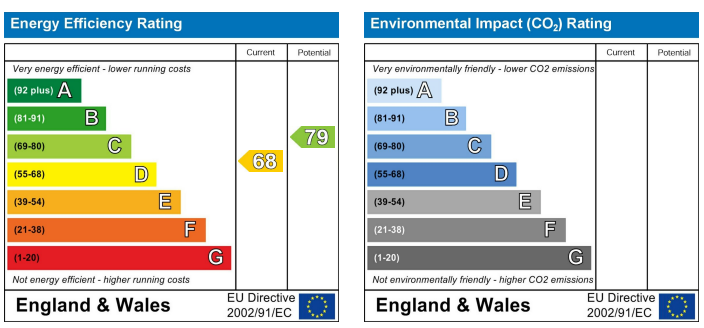
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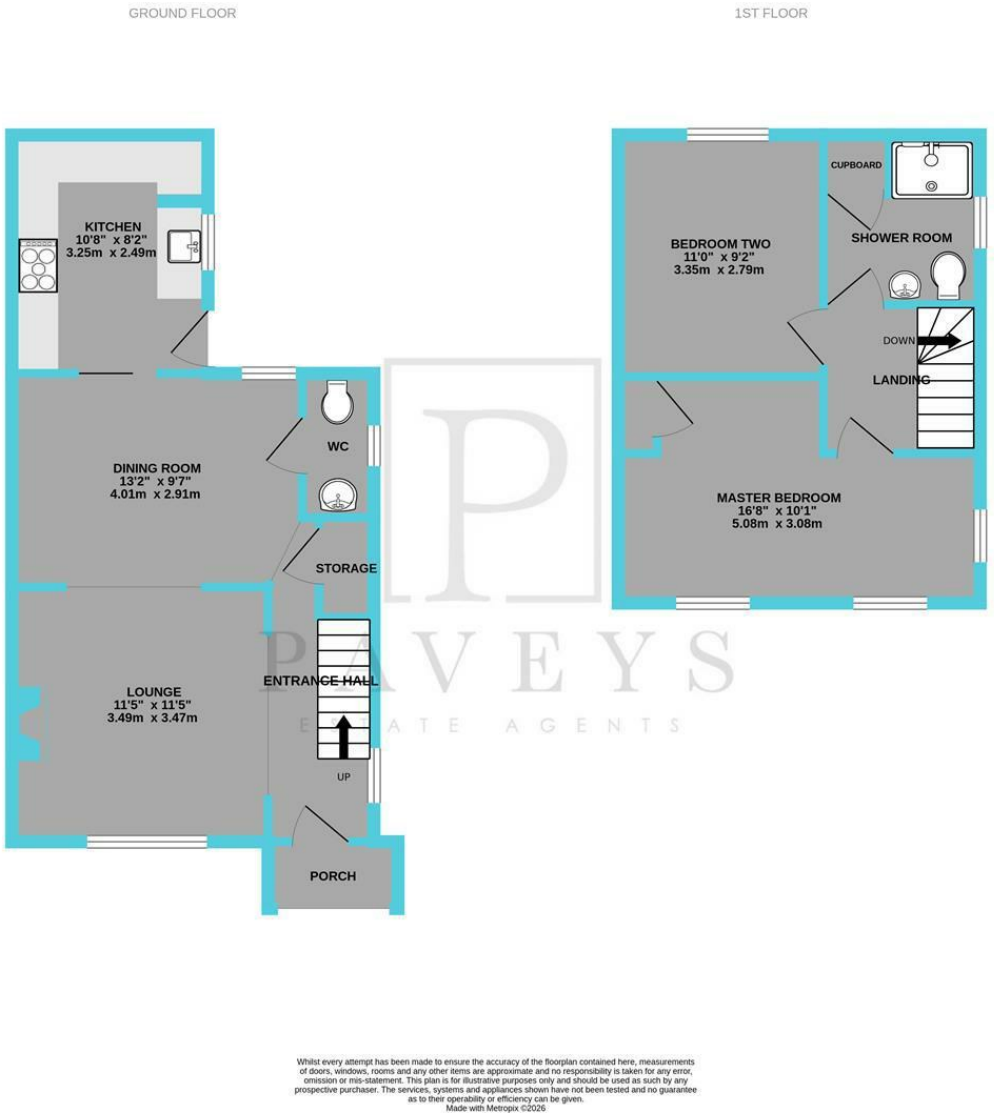
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This property is being sold at auction in collaboration with Town and Country Property Auctions (Essex) on Thursday 12th December 2026. Please be advised the sale of this property will be subject to the standard auction T&C's, guidelines and timeframes outlined below:-
Sale Type: Unconditional (Buyer's Premium)
Completion: Fixed 28-day (typically)
Fees: Auction Fees apply
Legals: Legal Pack provided by the Sellers solicitor and contained on TCPA's website.
Pre-Auction offers: The seller of this property will consider a pre-auction offer prior to the auction date. All auction terms will remain the same for Pre-Auction offers.
For full auction T&C's please refer to TCPA's website / link attached







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AGENTS NOTES
Please note: The photographs used in this advertisement were taken during a previous marketing period and may not reflect the property's current presentation. Since these images were captured, the contents and furnishings shown have been removed. The photographs are provided for guidance purposes only, and interested parties are advised to arrange a viewing to satisfy themselves as to the property's current condition and appearance.

ENTRANCE HALL 14'7 x 4'9 (4.45m x 1.45m)
Double glazed stable door to front aspect, double glazed sash window to side with fitted shutters, FLOORING stair flight to First Floor, under stairs cupboard, smooth and coved ceiling, upright radiator radiator, opening through to Lounge & Dining Areas.

LOUNGE 11'5 x 11'5 (3.48m x 3.48m)
Double glazed sash window to front with fitted shutters, beautiful open brick fireplace with wooden mantle, inset log burner and slate hearth, wood effect laminate flooring, smooth and coved ceiling, fitted shelving, upright radiator, opening through to Dining area.

DINING ROOM 13'2 x 9'7 (4.01m x 2.92m)
Double glazed sash window to rear, wood effect laminate flooring, smooth and coved ceiling, fitted shelving, door to Cloakroom, wooden sliding door to Kitchen, upright radiator.

KITCHEN 10'8 x 8'2 (3.25m x 2.49m)
Double glazed window to side, double glazed door to side, work top mounted ceramic sink with mixer tap and wooden drainer and storage cupboard beneath, wooden work top with fitted shelving beneath. Bush range style oven with six burner gas hob, space for fridge freezer, slimline dishwasher (available under separate negotiation), space and plumbing for washing machine, space for tumble dryer. Laminate flooring, smooth and coved ceiling, spot lights, part panelled walls, fitted shelving.

CLOAKROOM 6'6 x 3'3 (1.98m x 0.99m)
White low level WC and vanity wash hand basin. Double glazed sash window to side with fitted shutters, tiled floor, part panelled walls, smooth and coved ceiling, upright radiator.

LANDING
Fitted carpet, smooth and coved ceiling, part panelled walls.

MASTER BEDROOM 16'8 x 10'1 (5.08m x 3.07m)
Two double glazed sash windows to front with sea views and views of Walton church, fitted shutters, fitted carpet, smooth and coved ceiling, part panelled walls, wall lights, built in double wardrobe, upright radiator.

BEDROOM TWO 11' x 9'2 (3.35m x 2.79m)
Double glazed sash window to rear, fitted carpet, smooth and coved ceiling, fitted wall lights, part panelled walls, built in cupboards, cast iron radiator.

SHOWER ROOM 7'3 x 7'7 (2.21m x 2.31m)
White suite comprising low level WC, vanity wash hand basin and enclosed double shower cubicle. Double glazed sash window to side with fitted shutters, tiled floor, smooth and coved ceiling, spot lights, built in airing cupboard housing Valiant boiler (not tested by Agent), fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT
Paved and gravel frontage with retaining fencing and gate, feature open storm porch, side gate to garden.

OUTSIDE REAR & SIDE
Private courtyard style side and rear garden, shingled and paved with retaining fencing, timber shed, gated access to front

TIMBER OUTBUILDING 16'9 x 7'1 (5.11m x 2.16m)
Multi purpose timber outbuilding, presently used as a gym, power and light connected (not tested by Agent), poly carb roof.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.
The property is part timber framed construction.

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.