



40, Skippers Way

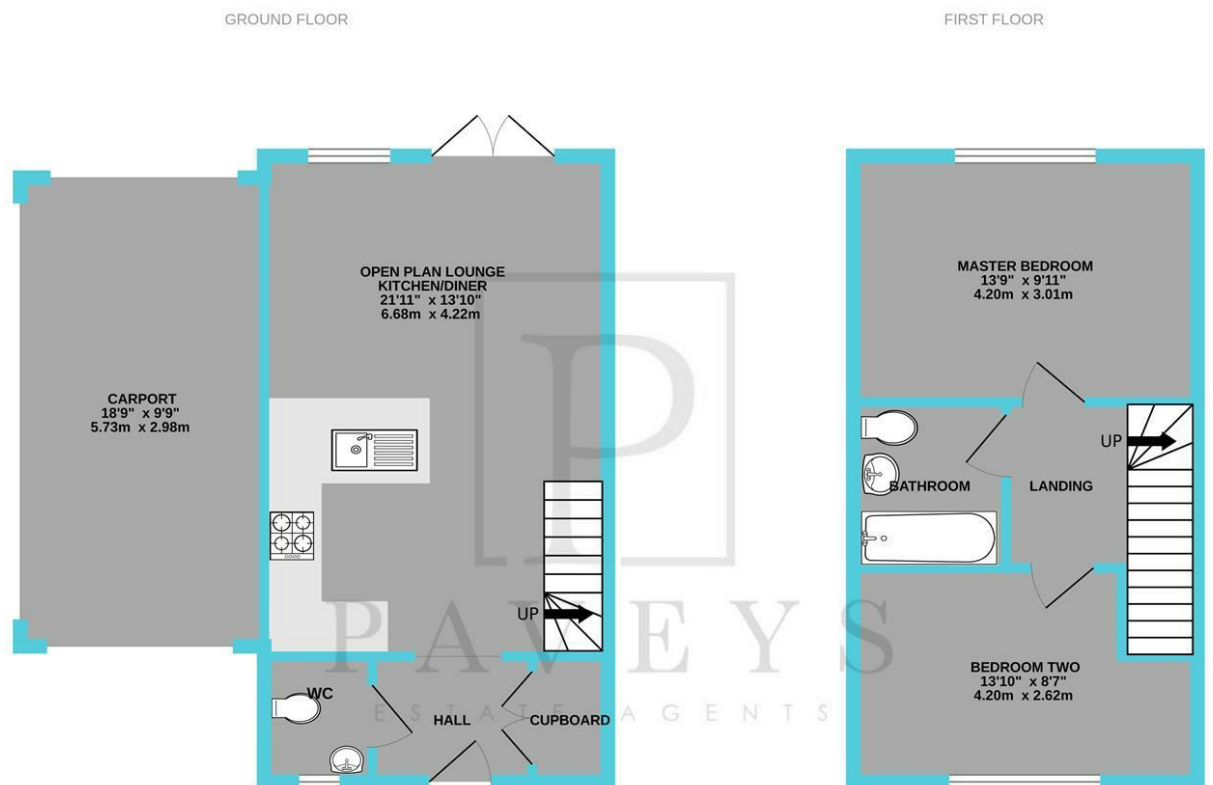
Walton On The Naze, CO14 8FD

Price £265,000 Freehold



PAVEYS
ESTATE AGENTS

Positioned in a quiet no through road on the Hamford Park Development is this ATTRACTIVE WEATHERBOARDED SEMI DETACHED HOUSE with WEST FACING GARDEN, CAR PORT & NO ONWARD CHAIN. This super property is beautifully presented throughout with an open plan lounge kitchen diner with double doors to the garden, modern kitchen with appliances, two double bedrooms, bathroom and cloakroom. The West facing and private rear garden has a low maintenance artificial lawn, patio area and detached garden room. To the front of the property is a covered carport driveway with parking for two vehicles. It is located adjacent to the THE WALTON MERE & WALTON BOATYARD and within walking distance of the WALTON & FRINTON YACHT CLUB. Walton's High Street, seafront, railway station and large food stores are all within easy reach. An early viewing is advised in order to appreciate this property and its location. Call Paveys to view!!!



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	97		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

HALL

Composite entrance door to front aspect, Amtico flooring, smooth ceiling, spot lights, built in Utility Cupboard housing wall mounted Ideal Combi Boiler (not tested by Agent) and space and plumbing for washing machine), door to Cloakroom, open access to Kitchen Diner.

OPEN PLAN LOUNGE KITCHEN DINER 21'11" x 13'10" (6.68m x 4.22m)

Double glazed double doors to rear garden, double glazed window to rear, Amtico flooring, smooth ceiling, spot lights, stair flight to First Floor, TV point, radiators.

Kitchen: White fronted over and under counter units, breakfast bar, roll edge work tops and upstands, inset sink and drainer with pull down mixer tap. Built in oven and gas hob with extractor hood over, built in dishwasher, fridge freezer and washing machine. Under unit lighting, plinth lighting.

CLOAKROOM

Modern white suite comprising low level WC and pedestal wash hand basin. Double glazed window to front, Amtico flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, radiator.

MASTER BEDROOM 13'9" x 9'11" (4.19m x 3.02m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM TWO 13'10" x 8'7" (4.22m x 2.62m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Tiled flooring, part tiled walls, smooth ceiling, spot lights, radiator.

OUTSIDE FRONT

Private garden with slate and planting, exterior light, gated access to rear.

OUTSIDE REAR

Good size paved patio area, artificial lawn, panel fencing, outside tap, gated access to front.

DOUBLE LENGTH CARPORT 18'9" x 9'9" (5.72m x 2.97m)

Block paved driveway for two vehicles covered by a double length carport with pitched and tiled roof, ample roof storage area, exterior lighting, exterior power point.

DETACHED GARDEN ROOM 10'6" x 7'6" (3.20m x 2.29m)

Double glazed door and window, fully boarded, laminate flooring

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.