

4, Columbine Gardens  
Walton On The Naze, CO14 8NW

Price £220,000 Freehold



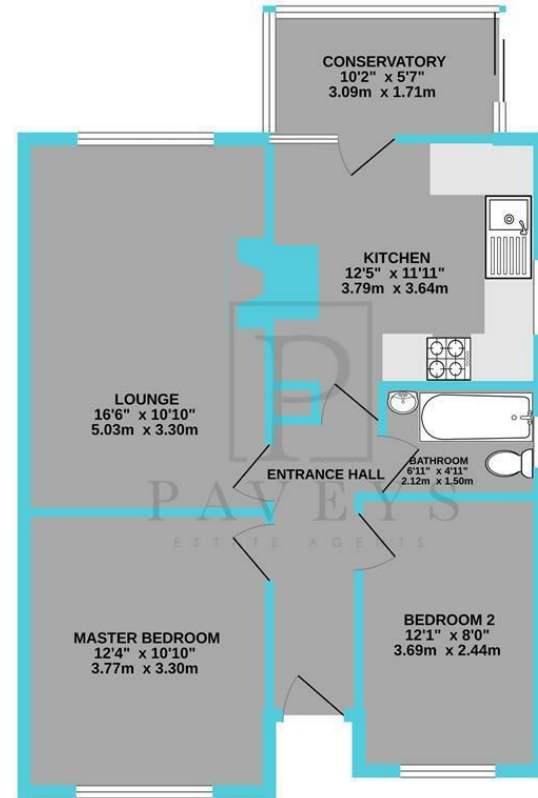
PAVEYS  
ESTATE AGENTS

**NO ONWARD CHAIN**

Paveys have the pleasure in offering for sale this SEMI DETACHED BUNGALOW positioned in a quiet cul-de-sac within easy reach of the seafront, Triangle Shopping Centre and Frinton Recreation Park. The property is in need of modernisation and benefits from a lounge, kitchen, conservatory, two double bedrooms and bathroom. To the outside is a very private established rear garden, good size front garden and off road parking. We have keys to view! Call Paveys to arrange your appointment!



GROUND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.1 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.  
Made with Metropix ©2024

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

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

**ENTRANCE HALL**

UPVC double glazed entrance door, fitted carpet, airing cupboard housing hot water tank, electric storage heater.

**LOUNGE DINER 16'6 x 10'10 (5.03m x 3.30m)**

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, fireplace with gas fire (not tested by Agent), electric storage heater.

**KITCHEN 12'5 x 11'11 (3.78m x 3.63m)**

Over and under counter units, work tops, stainless steel sink top with single bowl sink and double drainer. Space for cooker, space and plumbing for washing machine. UPVC double glazed door and windows to Conservatory, fitted carpet, part tiled walls, electric storage heater.

**CONSERVATORY 10'2 x 5'7 (3.10m x 1.70m)**

Aluminium framed, single glazed, laminate flooring.

**MASTER BEDROOM 12'4 x 10'10 (3.76m x 3.30m)**

Double glazed window to front, fitted carpet.

**BEDROOM TWO 12'1 x 8' (3.68m x 2.44m)**

Double glazed window to front, fitted carpet.

**BATHROOM 6'11 x 4'11 (2.11m x 1.50m)**

White suite comprising low level WC, wall mounted wash hand basin and bath with shower over. Double glazed window to side, part tiled walls.

**OUTSIDE FRONT**

Generous lawn area, hedgerow and shrub borders, driveway for off road parking, gated access to side garden, gated access to rear garden.

**OUTSIDE REAR**

An established and very private garden, lawn area bordered by hedgerows, flower and shrubs, timber shed, gated access to front.

**IMPORTANT INFORMATION**

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

The property is connected to electric, 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.