

FOR SALE

£325,000 Freehold



15 Percival Road, Walton on the Naze, Essex. CO14 8HH

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Conservatory
- First Floor Shower Room
- Off-Road Parking
- Private Rear Garden
- Close To Beach & Local Amenities
- Catchment To Walton Primary & TTC



PROPERTY DESCRIPTION

.Tucked in a NON-ESTATE position just off the SEAFRONT of CLIFF PARADE in WALTON ON THE NAZE My Moving Places has the pleasure in offering For Sale this THREE BEDROOM SEMI DETACHED HOUSE. Internally this home welcomes you into a Good Sized Entrance Hall with Parquet Flooring stretching through both the Lounge and Dining Room. The Kitchen is fitted with neutral white units and gives additional access to the garden. To the First Floor are Three Bedrooms and a Family Shower Room with double length walk in shower. Back downstairs and through the Conservatory into a Good Sized Rear Garden with wide side access ideal for a side extension (STPP) or a covered patio. To the front is an attractive block paved Driveway providing Off-Road Parking for two cars. The seafront is located at the end of the road and we strongly advise a viewing to appreciate the great location of this family home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, obscure double glazed window to side aspect, storage cupboard, parquet flooring, radiator, smooth and covered ceiling.

LOUNGE

12' 7" x 11' 0" Plus bay (3.84m x 3.35m) Double glazed bay window to front aspect, feature fireplace with hearth and surround, parquet flooring, radiator, picture rail, smooth and covered ceiling. Glass door to Dining Room.

DINING ROOM

11' 7" x 10' 0" (3.53m x 3.05m) Window to rear aspect, glass door to conservatory, cove with shelving, parquet flooring, radiator, picture rail, smooth and covered ceiling.

KITCHEN

11' 7" x 8' 0" (3.53m x 2.44m) Range of matching eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer unit. Integrated gas hob with extractor over and double oven below. Space for under counter fridge, space and plumbing for dishwasher. Double glazed window to rear aspect, under stairs cupboard, tiled floor, tiled splashback, radiator, smooth and covered ceiling.

CONSERVATORY

Double glazed patio doors to rear garden, double glazed windows to side and rear aspects. Space and plumbing for washing machine and tumble dryer. Tiled flooring, radiator.

LANDING

Obscure double glazed window to side aspect, shelved cupboard, fitted carpet, loft access, smooth and covered ceiling.

MASTER BEDROOM

12' 11" x 8' 4" up to wardrobes (3.94m x 2.54m) Double glazed window to front aspect, fitted wardrobe with sliding doors, radiator, fitted carpet, smooth and covered ceiling.

BEDROOM TWO

9' 10" x 8' 8" to cupboards (3.00m x 2.64m) Double glazed window to rear aspect, fireplace with cupboards either side set in alcoves, radiator, fitted carpet.

BEDROOM THREE

9' 5" x 8' 2" (2.87m x 2.49m) Double glazed window to front aspect, built in cupboard over stairs, radiator, fitted carpet.

SHOWER ROOM

8' 1" x 5' 11" (2.46m x 1.80m) Suite comprising of low level WC, pedestal hand wash basin and double length walk in shower. Obscure double glazed window to rear aspect, radiator, vinyl flooring, part tiled walls, smooth and covered ceiling.

EXTERIOR

GARDEN

To the Front: Block paved driveway providing off-road parking for at least two vehicles.

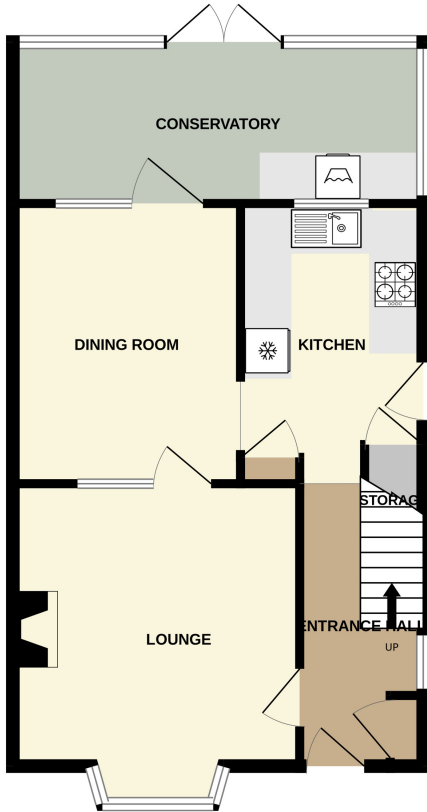
To the Rear: Commencing with block paved patio with remainder laid to lawn with flower and shrub borders. Second patio to the rear of the garden, outside tap, shed to remain. Access to front via side gate.



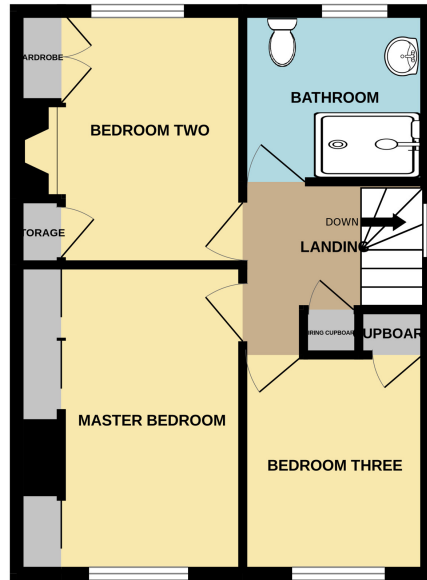
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



PERCIVAL ROAD

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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