

FOR SALE

£250,000 Freehold



Garden Road, Walton on the Naze, Essex. CO14 8SJ

- No Onward Chain
- Semi Detached House
- Three Bedrooms
- Garage & Off Street Parking
- Conservatory
- Close To Amenities
- Kitchen/Diner
- Double Glazing & Central Heating



PROPERTY DESCRIPTION

My Moving Places are delighted to present this three-bedroom semi-detached home, ideally located close to local amenities including the Triangle Shopping Centre. The property benefits from a spacious entrance porch leading into a bright and comfortable lounge. To the rear of the home is a modern kitchen/diner, providing ample space for family meals and entertaining, with access into a conservatory overlooking the garden. Upstairs, the first floor offers three well-proportioned bedrooms along with a family bathroom. Externally, the property features an enclosed rear garden, ideal for outdoor relaxation or family use. To the front, there is off-street parking along with a garage, providing additional storage or parking space. This property would make an ideal family home, situated in a convenient location close to shops, schools, and other local amenities.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Spacious entrance porch with double glazed entrance door and obscure double glazed windows, laminate flooring. Entrance door into Lounge.

LOUNGE

Double glazed window to front, laminate flooring, smooth and coved ceiling, radiator.

KITCHEN

Range of base, drawer and matching eye level units, work surface inset stainless steel sink and drainer unit. Built in oven and four ring gas hob. Space for fridge/freezer, space and plumbing for washing machine and dishwasher.

Double glazed window to rear, double doors to Conservatory, tiled flooring, wall mounted boiler, smooth ceiling, vertical radiator.

CONSERVATORY

Double glazed doors to rear garden, double glazed windows, tiled flooring.

FIRST FLOOR

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Suite comprising low level WC, vanity wash hand basin, panelled bath with mixer taps and shower attachment over. Obscure double glazed window to rear,

EXTERIOR

TO FRONT

Concrete front providing off street parking and garage, gate leading to rear garden.

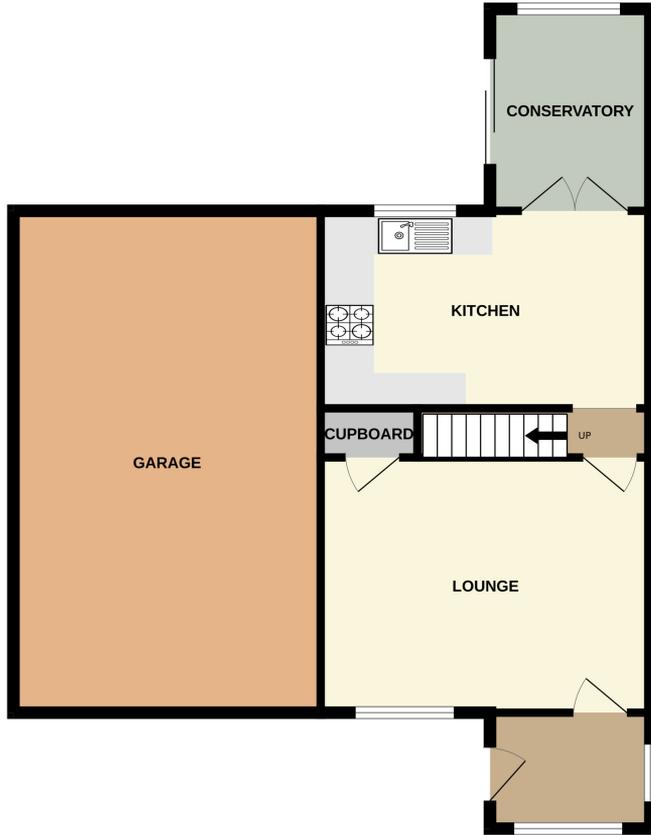
TO REAR

Enclosed with panel fencing, paved patio area, decking area, remainder laid to lawn.

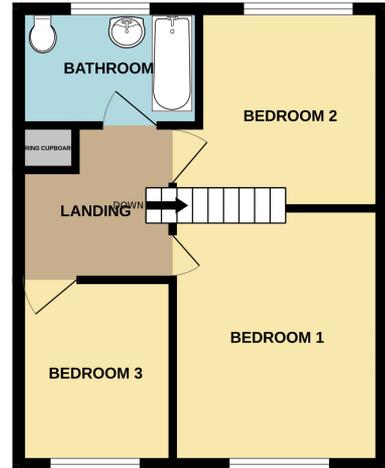
FLOORPLAN & EPC



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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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