



7 Kirby Road
Walton on the Naze
Essex
CO14 8QP

Offers in Excess of £343,000

bettermove

Kirby Road

Walton on the Naze

Bettermove are proud to present this timber framed 3 bedroom detached bungalow in the sought after area of Walton on the Naze.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room with dining area, fitted kitchen, modern bathroom and 3 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular seaside town of Walton on the Naze, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Walton on the Naze Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

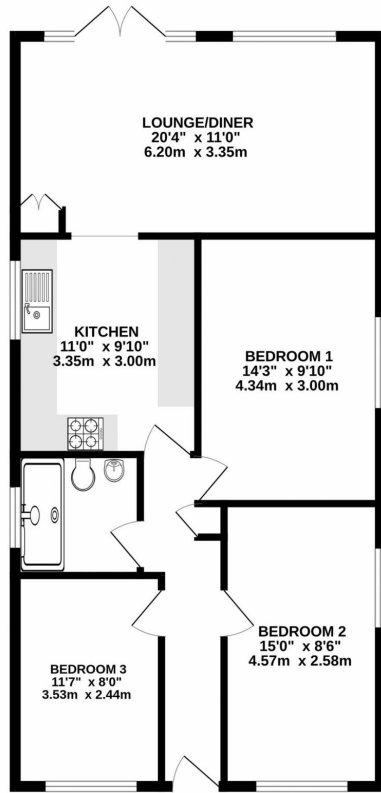
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



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 i2002

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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