



93 Saville Street Walton On The Naze Essex
CO14 8PW

£209,995



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Clacton on Sea: 01255 222882 - Holland on Sea: 01255 815511 - Walton-on-the-Naze: 01255 671212

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Offering for sale this two bedroom mid terraced house with views of Walton's backwaters. The property benefits from an 18'10 lounge diner and modern fitted bathroom and kitchen.

- 2 Bedrooms
- Close To Town
- Gas Central Heating
- Separate W/C
- Close To Schools



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F		31	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

DETAILS WITH APPROXIMATE ONLY ROOM SIZES

Double Glazed door to

HALLWAY: Double glazed window to front, double storage cupboard, further storage cupboard housing gas fired central heating boiler (not tested), double radiator

BATHROOM: Modern suit comprising of panel enclosed bath, pedestal wash hand basin, low level w.c., tiling to walls, heated towel rail

LOUNGE/DINER: 18'10 x 11'7 (5.74m x 3.53m) Two double radiators, skimmed ceiling, open plan access to

KITCHEN: 8'1 x 7'1 (2.46m x 2.16m) Modern fitted with range of modern fitted base and eye level units, single drainer one and half bowl sink unit set in roll edge work surface, built in oven and hob (not tested), space for washing machine

FIRST FLOOR LANDING: Loft access

BEDROOM ONE: 11'1 x 10'3 (3.38m x 3.12m) Double glazed window to front, skimmed ceiling with recessed spotlighting, radiator

BEDROOM TWO: 11'11 x 9'6 (3.63m x 2.9m) Double glazed window to rear, double radiator, access to

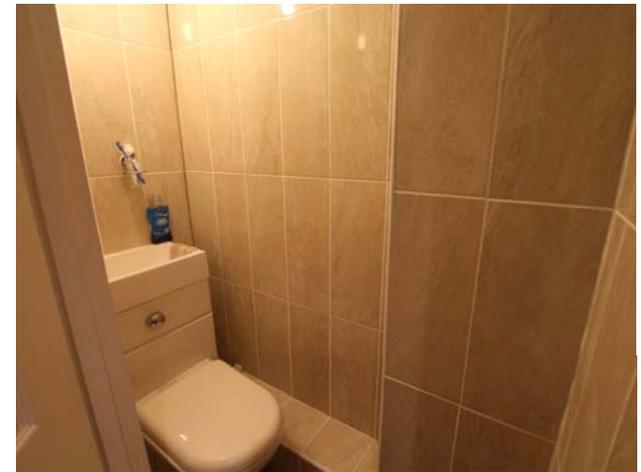
SEPARATE W/C: Low level w.c. with fitted wash hand basin, fully tiled, extractor fan, skimmed ceiling

OUTSIDE: To the front of the property access is provided to front access door

REAR GARDEN: Enclosed by panel fencing, measuring approximately **40' x 15'**

Consumer Protection from Unfair Trading Regulations 2008.

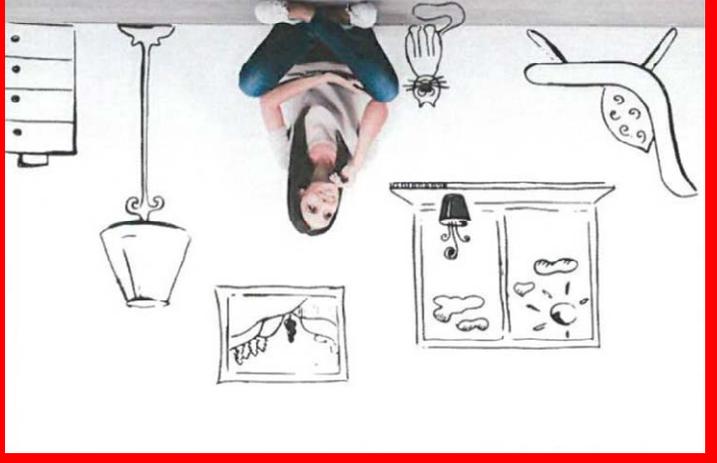
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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