



Ramblers 48 Butchers Lane
Walton On The Naze Essex CO14 8QU
£450,000



Ramblers 48 Butchers Lane

Walton On The Naze Essex CO14 8QU

£450,000

Situated within the Frinton homelands development is this four/ five bedroom detached house. The property benefits from three reception rooms, 19'2 x 13' kitchen and convenient utility room. An internal viewing is strongly recommended to appreciate the accommodation on offer.

- 4/5 Bedrooms
- 19' Kitchen
- 3 Reception Rooms
- Off Street Parking
- Garage
- Potential Building Plot

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			
(39-54) E		55	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



DETAILS WITH APPROXIMATE ONLY ROOM SIZES

Entrance door leading to:

Entrance hall: stairs to first floor, storage cupboard, radiator, doors to:

Lounge 19'6 x 15'1 (5.94m x 4.6m): feature mantle with marble surround, two radiators, coved and textured ceiling, double glazed leaded bay window to front, double glazed patio doors to side.

Dining room/bedroom 5 15' x 13'6 (4.57m x 4.11m) : feature mantle with marble surround, radiator, coved and textured ceiling, double glazed leaded bay window to front.

Sitting room 14'9 x 11' (4.5m x 3.35m): feature mantle with marble surround, radiator, coved and textured ceiling, double glazed leaded light window to side, double glazed leaded light French doors to rear.

Kitchen 19'2 x 13' (5.84m x 3.96m): one and a half bowl sink unit with mixer tap set in roll edge work surface with matching eye and base level units, space for range style cooker with extractor above, display shelving, 2 radiators, coved and texture ceiling, double glazed leaded light window to rear. Door to-

Utility room 8'10 x 6'7 (2.69m x 2.01m): single drainer sink unit with mixer taps set in roll edge work surface with matching eye and base level units, plumbing for washing machine, double glazed leaded light window to side, door to rear garden.

Bedroom 1 14'8 x 13'7 (4.47m x 4.14m): radiator, built in wardrobes, coved and textured ceiling, double glazed leaded light window to side. Door to-

En-Suite 14'6 max x 10'10 max: (4.42m max x 3.3m max:) comprises of five piece suite, tile enclosed bath with shower attachment, shower cubicle with wall mounted shower, vanity hand wash basin, low level W/C, bidet, double glazed leaded light window to front.

Bedroom 2 12' into bay x 11': (3.66m into bay x 3.35m:) radiator, built in wardrobe, coved and texture ceiling, double glazed leaded light window to front.

Bedroom 3 13'11 x 8'9: (4.24m x 2.67m:) radiator, built in wardrobe, coved and texture ceiling, double glazed leaded light window to rear.

Bedroom 4 10'9 x 9' (3.28m x 2.74m): radiator, built in wardrobe, coved and texture ceiling, double glazed leaded light window to rear.

Family bathroom: comprising of three piece coloured suite, low level W/C, vanity wash hand basin, tile enclosed bath with shower attachment, double glazed leaded light window to front.

Outside rear: crazy paved patio area with raised lawn area.

Garden room 18'4 x 18' (5.59m x 5.49m): power and light connected, windows and door to side, incorporated within the garden room building is an outside W/C and storage area.

Potential building plot: mainly laid to lawn, enclosed by walls and panelled fencing.

Outside front: paved hard standing area providing off street parking leading to garage with up and over door, part lawn and part shingled area.

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





omegaps.co.uk

Instruct Omega Property Services to sell your home, leaving you the time to think about the more important things in life...



Did you know we have a letting and property management service?

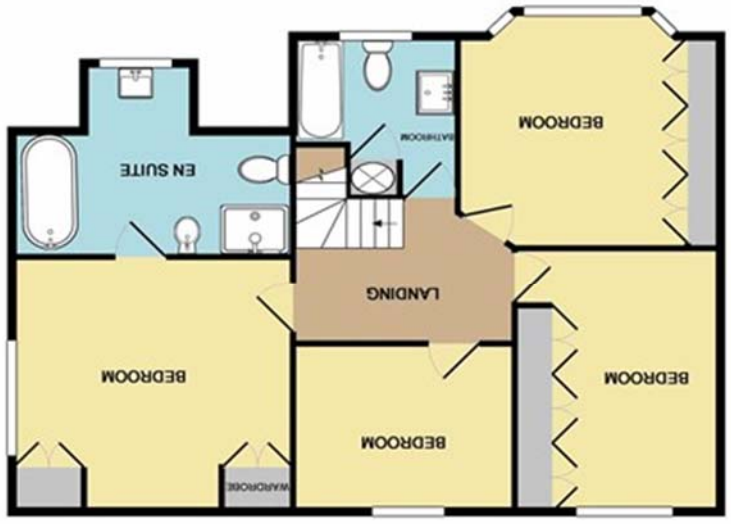
If you need any help and advice contact a qualified member of the team.

info@omegaps.co.uk

'Taking the stress out of moving'



GROUND FLOOR



1ST FLOOR

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 guidance 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 appearance can be given.
Made with Metagox 02018

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