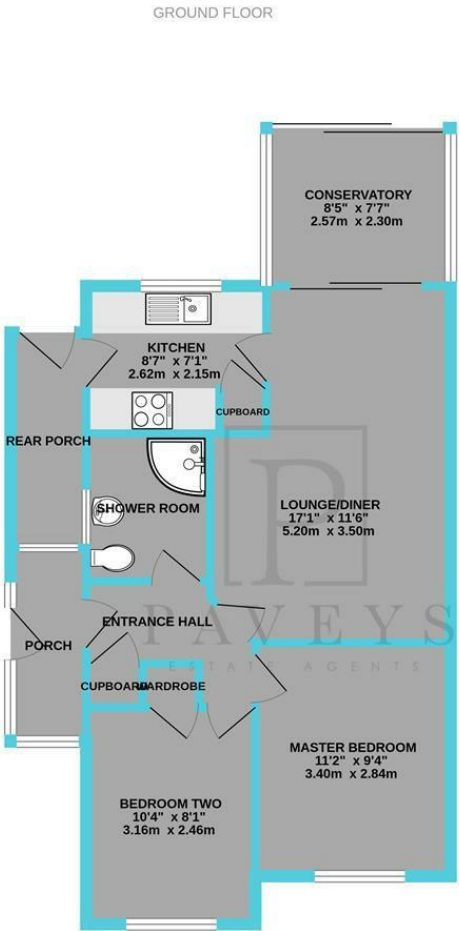


17, Stallards Crescent
Kirby Cross, CO13 0TN

Price £265,000 Freehold

Paveys have the pleasure in offering for sale this SEMI DETACHED BUNGALOW with NO ONWARD CHAIN positioned within close proximity to shops, local amenities and transport links. The property is set in a sought after location close to the Frinton Gates and within a short distance from Connaught Avenue, Frinton Railway Station and the GP Surgery. Key features include a lounge diner with attached conservatory, kitchen, two double bedrooms and shower room. Outside there is a private rear garden, garage, driveway and front garden. We have keys to view. Call Paveys to arrange your appointment to view.



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PORCH

Double glazed entrance door, double glazed windows to front and side aspects, tiled flooring, power and light.

ENTRANCE HALL

Double glazed entrance door, fitted carpet, coved ceiling, built in cupboard, loft access, radiator.

LOUNGE DINER 17'1 x 11'6 (5.21m x 3.51m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, TV point, door to Kitchen, radiators.

CONSERVATORY 8'5 x 7'7 (2.57m x 2.31m)

Double glazed sliding patio doors to rear garden, double glazed windows to side aspects overlooking the garden, tiled flooring, poly carb roof, power and light.

KITCHEN 8'7 x 7'1 (2.62m x 2.16m)

Over and under counter units, work tops, inset stainless steel sink and drainer. Built in double oven, gas hob with extractor over, space and plumbing for washing machine, space for under counter fridge freezer, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear overlooking the garden, double glazed door to side leading to rear porch, tiled flooring, fully tiled walls.

REAR PORCH

Brick construction, double glazed door to rear garden, double glazed window to front, poly carb roof, laminate flooring, fitted breakfast bar, space for under counter freezer, wall mounted heater (not tested by Agent).

MASTER BEDROOM 11'2 x 9'4 (3.40m x 2.84m)

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

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Block paved driveway to the front of the garage providing off road parking, lawn area with shrub borders, exterior lighting, mature shrub, gated access to rear garden.

OUTSIDE REAR

Private rear garden with lawn area bordered by mature shrubs and plants, patio area, panel fencing, access to garage, door to rear porch,

DETACHED GARAGE

Up and over door, pitched and tiled roof, courtesy door to rear garden, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.