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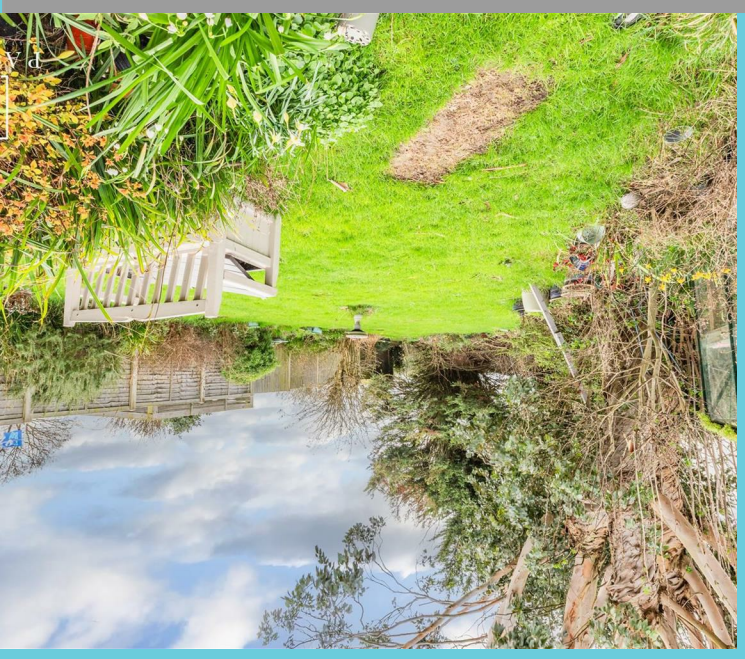
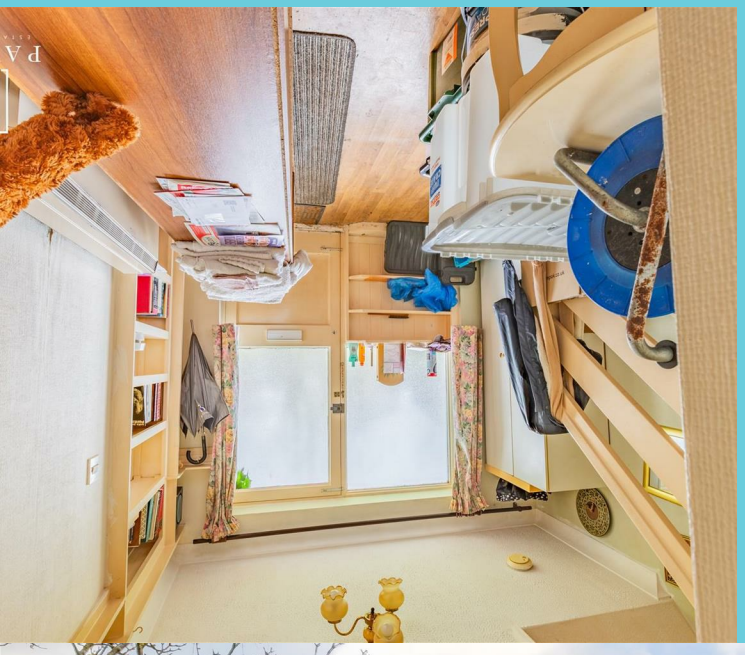
PAVEYS
ESTATE AGENTS





14, Pinewood Close

Kirby Cross, CO13 0RJ

Price £270,000 Freehold

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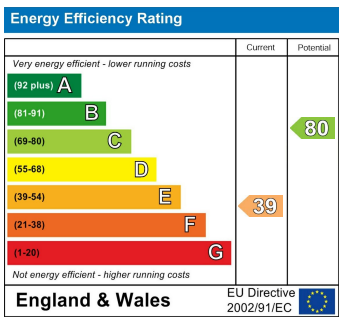
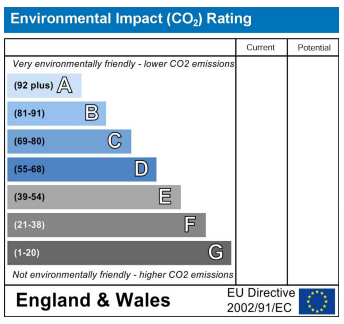
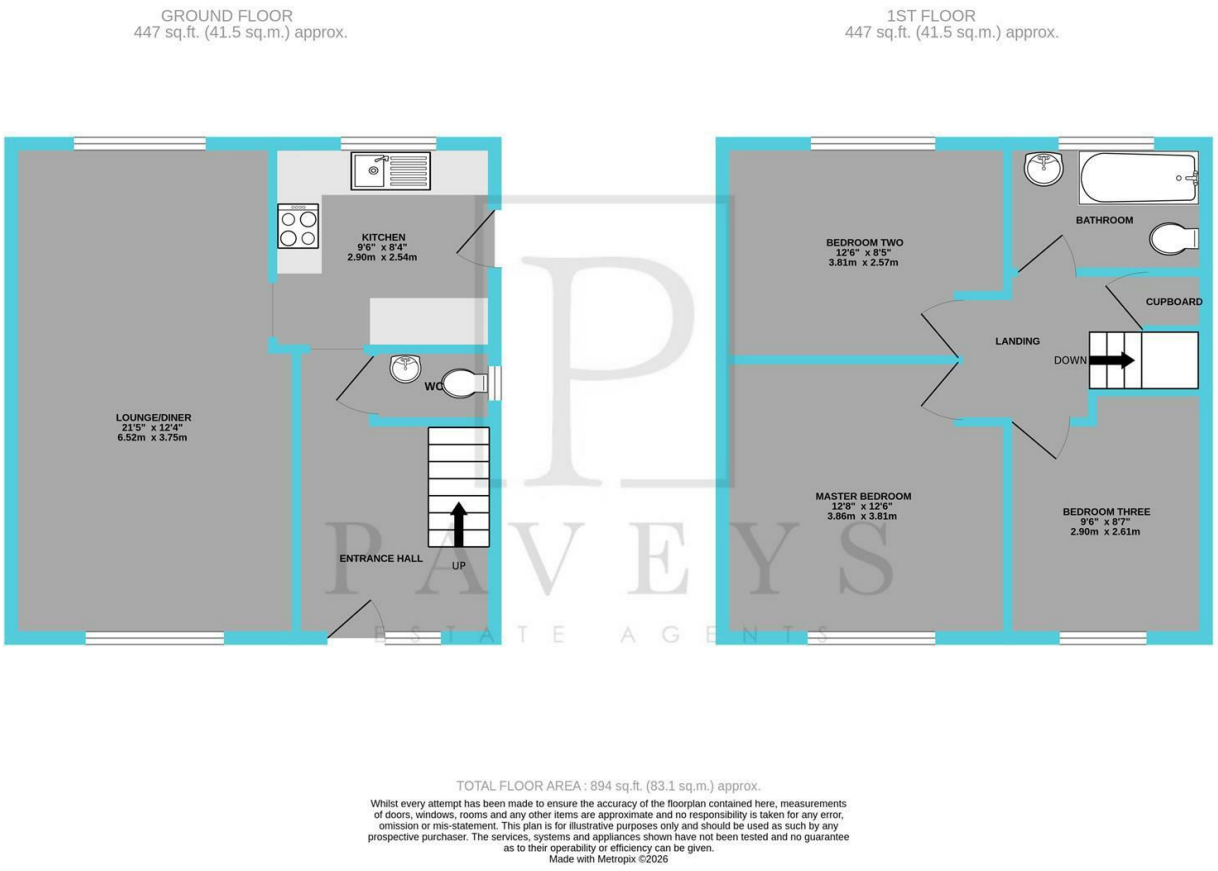
NO ONWARD CHAIN

An opportunity to purchase this much loved family home, positioned in a small cul-de-sac a short walk from Frinton's gates and Frinton Railway Station. The property sits overlooking a small greensward and has a pretty established rear garden and garage located to the rear. It is in need of some updating and modernisation but offers a huge potential to the right people. Key features include a bright and sunny lounge diner with views over the garden, kitchen, ground floor cloakroom, two large double bedrooms, a smaller third bedroom and bathroom. Pinewood Close is conveniently positioned close to local primary and secondary schools, Connaught Avenue and is within easy reach of Frinton's gorgeous beach. Call Paveys to arrange an appointment to view.







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ENTRANCE HALL
Glazed entrance door and side panel to front aspect leading to a spacious Entrance Hall. Laminate flooring, coved ceiling, stair flight to First Floor, door to Cloakroom, recessed fitted shelving, electric radiator.

CLOAKROOM
White suite comprising low level WC and wall mounted wash hand basin. Glazed window to side, vinyl flooring.

LOUNGE DINER 21'5 12'4 (6.53m 3.76m)
Bright and spacious room with large glazed window to front and glazed window to rear with views over the garden, fitted carpet, coved ceiling, feature fireplace with surround, wall lights, TV point, fitted bookcase.

KITCHEN 9'6 x 8'4 (2.90m x 2.54m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven, electric hob, space and plumbing for dishwasher, space for under counter fridge, space and plumbing for washing machine. Glazed window to rear overlooking the garden, glazed door to side, vinyl flooring, part tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, built in cupboard, loft hatch.

MASTER BEDROOM 12'8 x 12'6 (3.86m x 3.81m)
Glazed window to front, fitted carpet.

BEDROOM TWO 12'6 x 8'5 (3.81m x 2.57m)
Double glazed window to rear, fitted carpet.

BEDROOM THREE 9'6 x 8'7 (2.90m x 2.62m)
Double glazed window to front, fitted carpet.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Glazed window to rear, vinyl flooring, fully tiled walls.

OUTSIDE FRONT
The property sits over looking the greensward and has a lawned frontage with retaining flower and shrubs, pathway to entrance door, gated access to rear garden.

OUTSIDE REAR
A wonderful established garden, great size, laid to lawn, well stocked borders and beds, established trees, patio area, pond, timber shed, greenhouse, gated access to front.

GARAGE
Located in a block to the rear of the property, up and over door.

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.