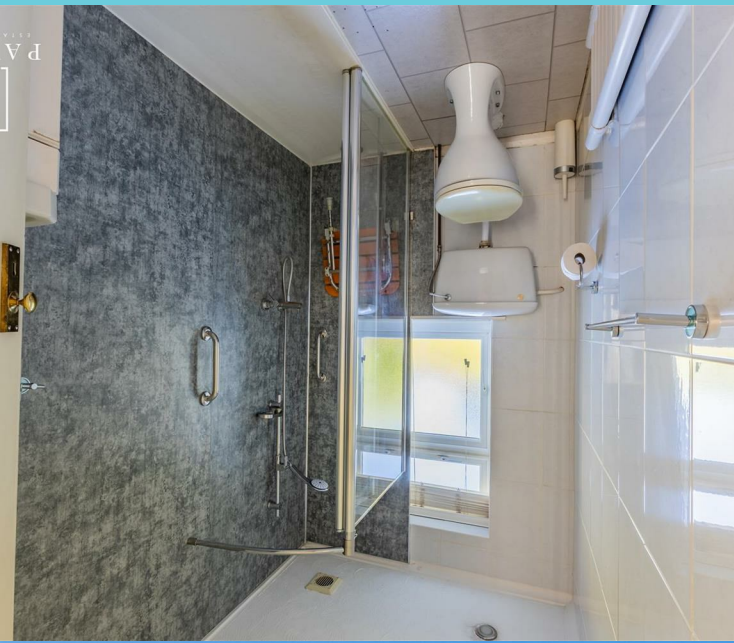




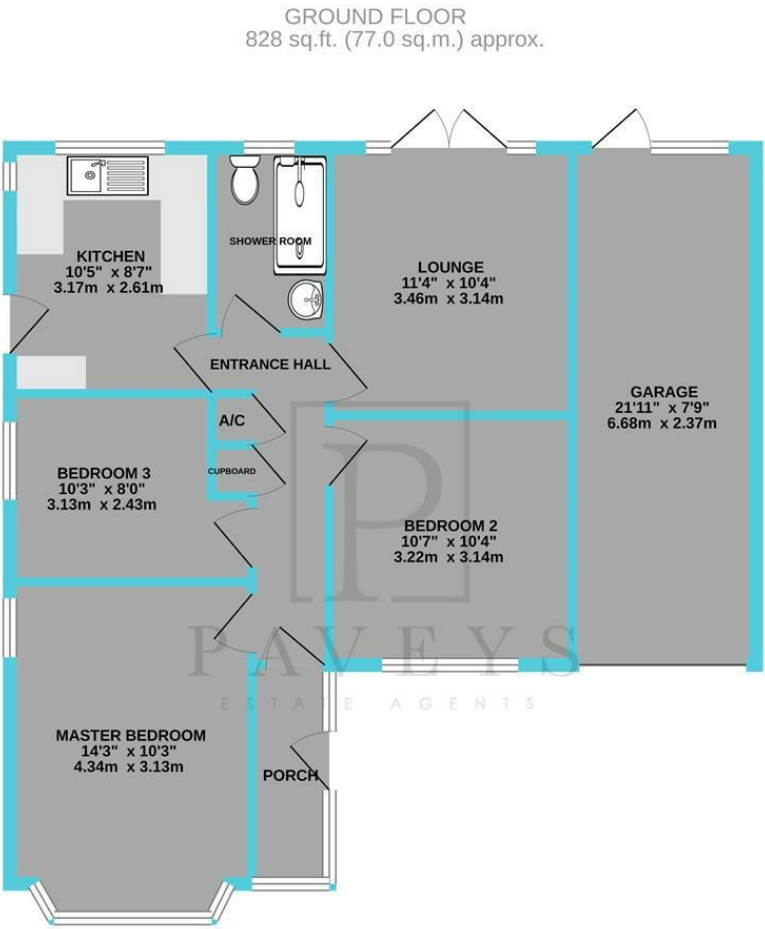
20, Stansted Way
Frinton-On-Sea, CO13 0BG

Price £325,000 Freehold

Bright and airy detached bungalow offered for sale with NO ONWARD CHAIN, occupying a peaceful residential location just moments from the seafront, Blue Flag beach, Tesco Superstore and Frinton Recreation Park. This appealing home offers three well-proportioned bedrooms, including a bright and sunny principal bedroom, together with a shower room and comfortable living accommodation throughout. While the property would benefit from some modernisation, it presents an excellent opportunity for buyers looking to create a home to their own taste and specification. Outside, the bungalow enjoys a pretty, un-overlooked rear garden providing a good degree of privacy, alongside a generous 21ft garage and off-road parking. Properties in this desirable location are always in demand, making an early viewing highly recommended. Call Paveys to arrange your appointment to view.



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



TOTAL FLOOR AREA : 828 sq.ft. (77.0 sq.m.) approx.
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 Metropax ©2020

- PORCH**
UPVC double glazed entrance door, double glazed windows to rear and side aspects, wood flooring.
- ENTRANCE HALL**
Glazed internal door to Entrance Hall, fitted carpet, built in airing cupboard housing Worcester Combination Boiler (not tested by Agent), built in storage cupboard, loft access, radiator.
- LOUNGE 11'4 x 10'4 (3.45m x 3.15m)**
Double glazed double doors and windows to rear garden, fitted carpet, coved ceiling, radiator.
- KITCHEN 10'5 x 8'7 (3.18m x 2.62m)**
Over and under counter units, work tops, inset sink and drainer, space for cooker, fitted extractor hood, space for under counter white goods. Double glazed window to rear overlooking the garden, double glazed door to side, small window to side, vinyl flooring, coved ceiling, part tiled walls,
- MASTER BEDROOM 14'3 x 10'3 (4.34m x 3.12m)**
Double glazed bay window to front, double glazed window to side, fitted carpet, coved ceiling, radiator.
- BEDROOM TWO 10'7 x 10'4 (3.23m x 3.15m)**
Double glazed window to front, fitted carpet, coved ceiling, radiator.
- BEDROOM THREE 10'3 x 8' (3.12m x 2.44m)**
Double glazed window to side, fitted carpet, coved ceiling, radiator.
- SHOWER ROOM**
White suite comprising low level WC, vanity wash hand basin and walk in shower with glass screen. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan.

- OUTSIDE FRONT**
Block paved garden to the front of the garage providing ample off road parking, lawn area with flower borders and retaining wall, exterior lighting, gated access to rear.
- OUTSIDE REAR**
A pretty, secluded garden, very private, lawn area with shrub borders, established trees, patio area, outside tap, access to garage, timber shed, gated access to front.

- GARAGE**
Up and over door, power and light connected (not tested by Agent), courtesy door and window to rear garden.
- 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 £48 (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 our 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.