



4, Roydon Way

Frinton-On-Sea, CO13 0AJ

Guide price £275,000 Freehold



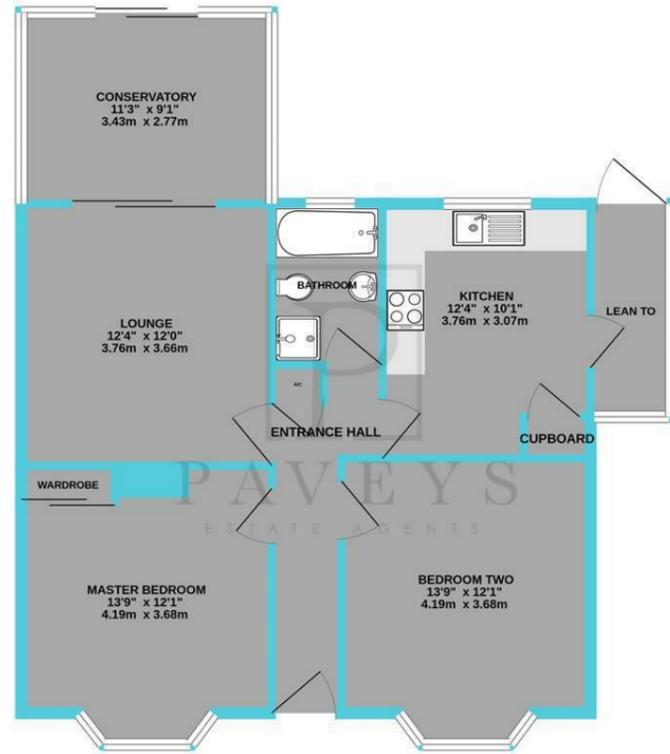
PAVEYS
ESTATE AGENTS

KEYS TO VIEW! ***GUIDE PRICE £275,000-£285,000***

An opportunity to purchase this SUPERB DETACHED BUNGALOW with PRETTY REAR GARDEN & NO ONWARD CHAIN. Perfectly positioned a stone's throw from Frinton's famous gates and within a short walk to Frinton Railway Station, the shops and eateries in Connaught Avenue and Frinton's beautiful beach. It benefits from two bright and sunny double bedrooms, a lounge with attached conservatory, kitchen diner and bathroom. There is a pretty, private rear garden with a brick built workshop, front garden and driveway. Roydon Way is at the heart of the community and sits adjacent to Frinton Recreation Park which is home to both Frinton Bowls Club, Frinton & Walton Youth Football Club and Frinton & Kirby Scouts Group. We have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR



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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	64		(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			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

ENTRANCE HALL

UPVC double glazed door to front aspect, fitted carpet, built in storage cupboard, loft access, radiator.

LOUNGE 12'4 x 12'0 (3.76m x 3.66m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, TV point, radiator.

CONSERVATORY 11'3 x 9'1 (3.43m x 2.77m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, pitched poly carb roof, tiled flooring, radiator.

KITCHEN DINER 12'4 x 10'1 (3.76m x 3.07m)

White fronted over and under counter units, work tops, inset sink and drainer with mixer tap. Space for double oven, fitted extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer. Double glazed window to rear with views over the garden, double glazed door to side to the Lean To, tiled flooring, part tiled walls, coved ceiling, built in cupboard housing wall mounted Potterton Boiler (not tested by Agent), radiator.

LEAN TO

Part brick construction, double glazed door to rear garden, double glazed windows to front and side aspects, tiled flooring, poly carb roof.

MASTER BEDROOM 13'9 x 12'1 (4.19m x 3.68m)

Double glazed bay window to front, fitted carpet, coved ceiling, recessed book case, radiator.

BEDROOM TWO 13'9 x 12'1 (4.19m x 3.68m)

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

BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin, bath and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, heated towel rail.

OUTSIDE FRONT

Hardstanding driveway providing off road parking. Lawn area with retaining wall, flower and shrub borders, gated access to rear garden.

OUTSIDE REAR

A pretty and very private garden, predominantly laid to lawn with flower and shrub borders, established trees, pond, retaining panel fencing, patio area, outside tap, greenhouse, brick built workshop, gated access to front.

DETACHED WORKSHOP

Brick built construction, located in the garden, window to side, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.