



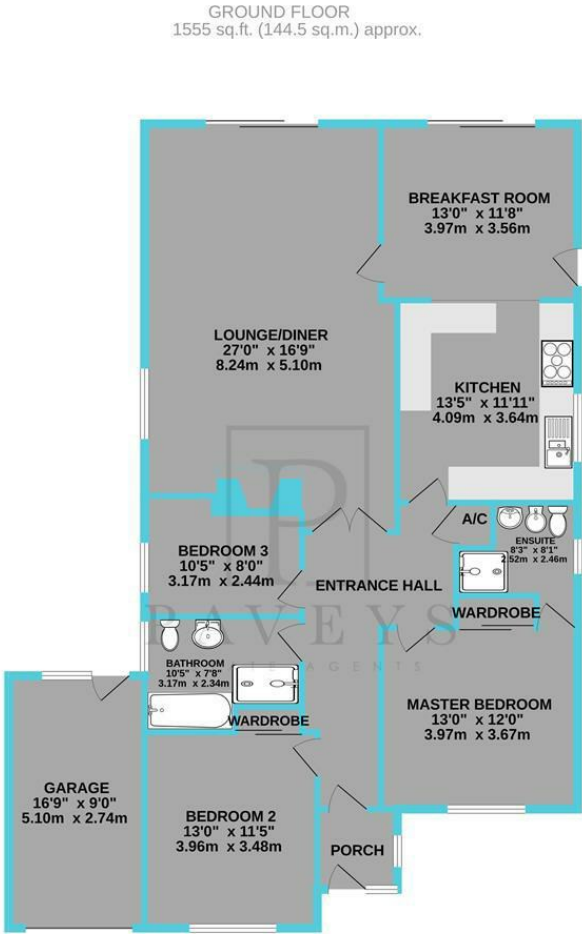
19, Upper Second Avenue
Frinton-On-Sea, CO13 9LL

Offers in excess of £560,000 Freehold

We are delighted to offer for sale this SPACIOUS DETACHED BUNGALOW positioned in the sought after UPPER AVENUES in Frinton-on-Sea to be sold with NO ONWARD CHAIN. Key features include an impressive 27ft lounge diner, kitchen with attached breakfast room, master bedroom with ensuite shower room, two further bedrooms and bathroom. The gardens are beautifully maintained with a charming South Westerly facing rear garden, front garden, garden and driveway. Upper Second Avenue is a popular and peaceful residential road located within walking distance to Frinton Cricket Club, Frinton Railway Station, the beach and Connaught Avenue. WE HAVE KEYS! Call Paveys to arrange your appointment to view!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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.
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PORCH
UPVC double glazed entrance door to front aspect, double glazed windows to front and side aspects, fitted carpet, glazed entrance door to Entrance Hall.

ENTRANCE HALL
Fitted carpet, coved ceiling, built in airing cupboard, glazed double doors to Lounge Diner, radiator.

LOUNGE DINER 27' x 16'9 (8.23m x 5.11m)
Double glazed sliding patio doors to rear garden, double glazed window to side, fitted carpet, coved ceiling, feature brick fireplace with gas fire and back boiler (not tested by Agent), fitted carpet, coved ceiling, TV point, radiators.

KITCHEN 13'5 x 11'11 (4.09m x 3.63m)
Matching over and under counter units, work tops, inset sink and drainer with mixer tap. Range of Bosch integrated appliances including eye level oven, electric hob with glass splash back and extractor over, integrated fridge freezer, washing machine and dishwasher. Double glazed window to side, vinyl flooring, part tiled walls, coved ceiling, open access to Breakfast Room.

BREAKFAST ROOM 13' x 11'8 (3.96m x 3.56m)
Double glazed sliding patio doors to rear garden, UPVC double glazed door to side, vinyl flooring, coved ceiling, part tiled walls, open access to Kitchen, radiator.

MASTER BEDROOM 13' x 12' (3.96m x 3.66m)
Double glazed window to front, fitted carpet, coved ceiling, wall lights, built in wardrobe with sliding doors, door to En Suite shower room, radiator.

EN SUITE TO MASTER BEDROOM 8'3 x 8'1 (2.51m x 2.46m)
Four piece white suite comprising low level WC, pedestal wash hand basin, bidet and enclosed shower cubicle. Double glazed window to side, vinyl flooring, fully tiled walls, wall lights, radiator.

BEDROOM TWO 13' x 11'5 (3.96m x 3.48m)
Double glazed window to front, fitted carpet, coved ceiling, wall lights, built in wardrobe with sliding doors, radiator.

BEDROOM THREE 10'5 x 8' (3.18m x 2.44m)
Double glazed window to side, fitted carpet, coved ceiling, radiator.

CLOAKROOM/BATHROOM 10'7 x 7'8 (3.23m x 2.34m)
Suite comprising low level WC, vanity wash hand basin, bath and walk in double shower. Double glazed window to side, vinyl flooring, fully tiled walls, wall lights, radiator.

OUTSIDE FRONT
Hardstanding area to the front of the garage providing off road parking, hedgerow borders, flower and shrub beds, retaining wall, gated access to rear garden.

OUTSIDE REAR
An enclosed and very private South Westerly facing rear garden, large patio area, lawn area bordered by mature plant and shrub borders, large paved side garden with access to the Garage, gated access to front.

GARAGE 16'9 x 9' (5.11m x 2.74m)
Wooden carriage door to front aspect, double glazed courtesy door and window to rear, power and light connected (not tested by Agent).

IMPORTANT INFORMATION
Council Tax Band: E
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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

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.