

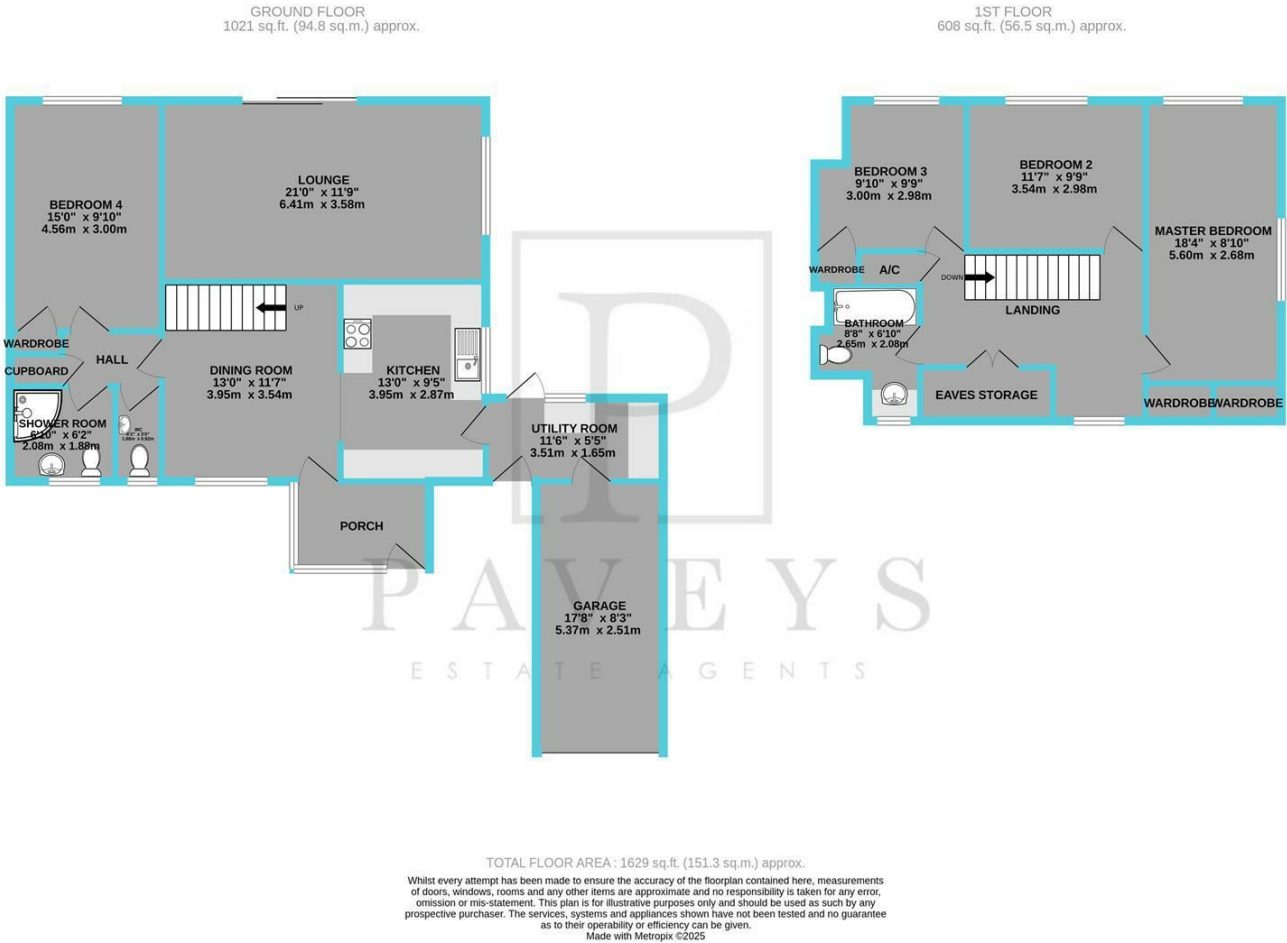


5, Baynards Crescent
Kirby Cross, CO13 0QS

Guide price £415,000 Freehold

~~~~~GUIDE PRICE £415,000-£420,000~~~~~

A SPACIOUS DETACHED HOUSE set in a popular residential location central to all local amenities to be sold with NO ONWARD CHAIN. This superb Frietuna development property has a pretty private rear garden, integral garage and ample off road parking. On the ground floor are two reception rooms, kitchen with utility and a versatile double bedroom with shower room. There are three double bedrooms on the first floor and the family bathroom. Baynards Crescent is conveniently positioned within close proximity to the beach, Connaught Avenue, Parkers Garden Centre with attached restaurant, local bus routes and Frinton Railway Station with services to Central London. An early viewing is advised in order to appreciate the size and location of this property. We have Keys!!!!



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

- PORCH**  
UPVC double glazed entrance door to front aspect, full height double glazed windows to front and side aspects, fitted carpet, glazed door to Dining Room.
- DINING ROOM 13' x 11'7 (3.96m x 3.53m)**  
Double glazed window to front, fitted carpet, coved ceiling, stair flight to First Floor, generous under stairs storage area, open access to Kitchen, radiator.
- KITCHEN 13' x 9'5 (3.96m x 2.87m)**  
Cream fronted over and under counter units, wood effect work tops, inset sink and drainer with mixer tap over. Built in eye level Bosch double oven, electric hob with extractor hood over, space and plumbing for dishwasher, space for fridge freezer. Double glazed window to side, glazed UPVC door to Utility Room, carpet tile flooring, under unit lighting, part tiled walls.
- UTILITY ROOM 11'6 x 5'5 (3.51m x 1.65m)**  
UPVC double glazed door to rear, double glazed window to rear, over and under counter units, wood effect work tops, inset sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer. Double glazed window and door to rear garden, door to front, door to Integral Garage, tiled flooring.
- LOUNGE 21' x 11'9 (6.40m x 3.58m)**  
Double glazed window to front, double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, TV point, radiators.
- INNER HALL**  
Fitted carpet, built in cupboard housing wall mounted boiler (not tested by Agent).
- BEDROOM FOUR 15' x 9'10 (4.57m x 3.00m)**  
Double glazed window to rear overlooking the garden, fitted carpet, built in wardrobe, radiator.
- SHOWER ROOM 6'10 x 6'2 (2.08m x 1.88m)**  
White suite comprising low level WC, pedestal wash hand basin and larger corner shower cubicle. Double glazed window to front, laminate flooring, fully tiled walls, shaver point, radiator.
- CLOAKROOM**  
White low level WC and wall mounted wash hand basin. Double glazed window to front, tiled flooring.
- FIRST FLOOR**  
**FIRST FLOOR LANDING**  
Spacious landing with double glazed window to front, fitted carpet, coved ceiling, double doors to large eaves storage cupboard, loft access, built in airing cupboard, radiator.
- MASTER BEDROOM 18'4 x 18'10 (5.59m x 5.74m)**  
Double glazed windows to rear and side aspects with views over the garden, fitted carpet, coved ceiling, two built in wardrobes, radiator.
- BEDROOM TWO 11'7 x 9'9 (3.53m x 2.97m)**  
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

- BEDROOM THREE 9'10 x 9'9 (3.00m x 2.97m)**  
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, built in wardrobe, radiator.
- BATHROOM 8'8 x 6'10 (2.64m x 2.08m)**  
White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to front, fitted carpet, fully tiled walls, shaver point, radiator.
- OUTSIDE FRONT**  
Large block paved driveway to the front of the garage providing ample off road parking, lawn area with shrub borders.
- OUTSIDE REAR**  
Private garden predominantly laid to lawn with established shrub and plant borders, large paved patio which extends to the side of the property, outside tap, timber shed.
- INTEGRAL GARAGE 17'8 x 8'3 (5.38m x 2.51m)**  
Up and over door, power and light connected (not tested by Agent), integral door to Utility Room.
- IMPORTANT INFORMATION**  
Council Tax Band: E  
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.