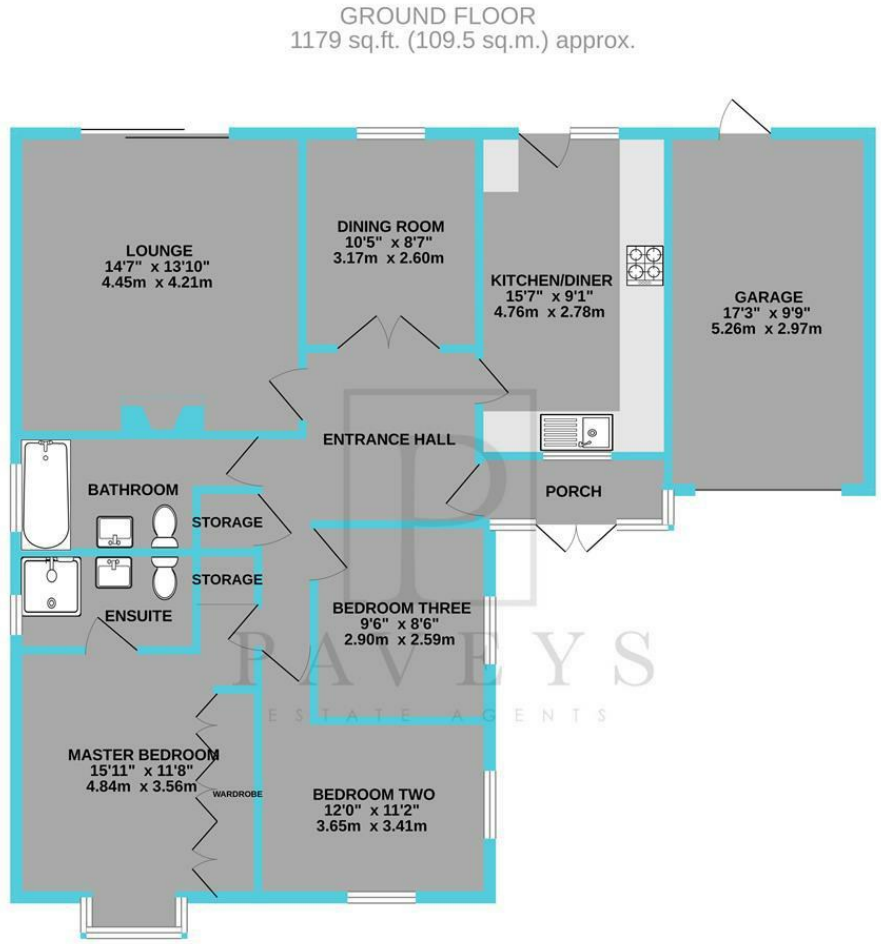


NO ONWARD CHAIN! ***GUIDE PRICE £425,000-£430,000***

Paveys Estate Agents have the pleasure in bringing to the market this well presented THREE BEDROOM DETACHED BUNGALOW located in a much sought after location minutes from the Frinton Gates. The property boasts a lounge with patio doors onto the rear garden, good sized kitchen/breakfast room, separate dining room, master bedroom with en-suite shower room, two further bedrooms and bathroom. The rear garden is very secluded and well planted with a variety of flowers and shrubs. There is off street parking for vehicles leading to the garage with electric roller door. The property is conveniently located in a quiet private cul-de-sac position. The gorgeous beach, greensward, Frinton's mainline Station, and Connaught Avenue are only a short distance way. An internal viewing is highly recommended in order to appreciate this property. Call Paveys today to arrange a viewing.



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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.
Made with Metropix iC2025

PORCH

Double glazed french doors, double glazed windows either side, outside tap, double glazed entrance door to

ENTRANCE HALL

Smooth and coved ceiling, built in storage cupboard, fitted carpet, radiator.

LOUNGE 14'7 x 13'10 (4.45m x 4.22m)

Double glazed patio doors to rear garden, smooth and coved ceiling, built in fireplace with surround and marble hearth, gas effect fire (not tested), fitted carpet, radiator.

DINING ROOM 10'5 x 8'7 (3.18m x 2.62m)

Double glazed window to rear, smooth and coved ceiling, fitted carpet, radiator.

KITCHEN BREAKFAST ROOM 15'7 x 9'1 (4.75m x 2.77m)

Double glazed window to front, double glazed door and window to rear, smooth and coved ceiling, matching oak fronted over and under counter units, laminate work tops, tiled splash backs, stainless steel sink and drainer, cupboard housing 'Worcester' boiler (not tested), built in double oven, gas hob, extractor above, built in dishwasher, space and plumbing for washing machine and tumble dryer, laminate flooring, radiator.

MASTER BEDROOM 15'11 x 11'8 (4.85m x 3.56m)

Double glazed window to front, smooth and coved ceiling, built in fitted wardrobes, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Double glazed window to side, smooth and coved ceiling, white suite comprising of low level W/C, pedestal wash hand basin, enclosed shower cubicle, part tiled walls, vinyl flooring, radiator.

BEDROOM TWO 12' x 11'2 (3.66m x 3.40m)

Two double glazed windows to front and side, smooth and coved ceiling, fitted carpet, radiator.

BEDROOM THREE 9'6 x 8'6 (2.90m x 2.59m)

Double glazed window to side, smooth and coved ceiling, fitted carpet, radiator.

BATHROOM

Double glazed window to side, smooth and coved ceiling, white suite comprising of low level W/C, pannelled bath with shower over and shower screen, pedestal wash hand basin, part tiled walls, vinyl flooring, radiator towel rail.

OUTSIDE REAR

The rear garden is secluded and very well planted with a variety of flowers and shrubs, mostly laid to lawn, paved patio area, shed to remain, gated access to front.

OUTSIDE FRONT

Off street parking leading to garage, shrub borders, gated access to rear.

GARAGE 17'3 x 9'9 (5.26m x 2.97m)

Electric roller door, power and light connected, courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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.