110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS

51, Stallards Crescent

Kirby Cross, CO13 0TN

Price £274,500 Freehold

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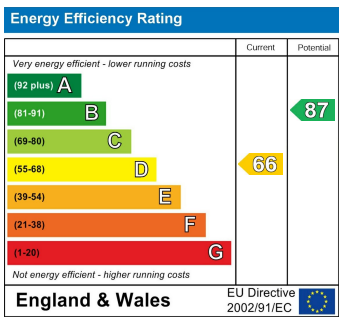
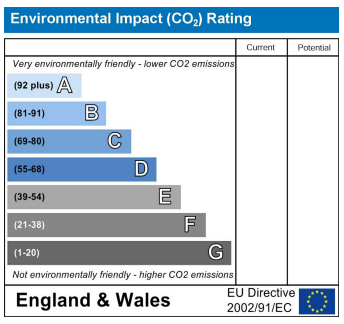
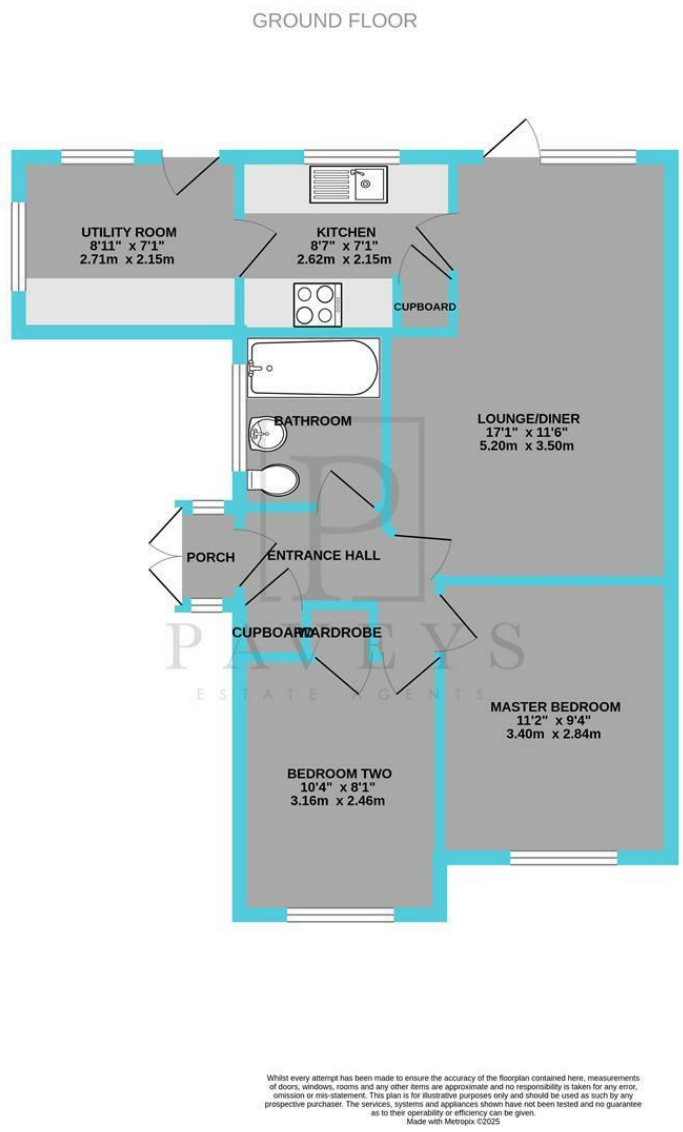
Situated on a corner plot and tucked away in a quiet cul-de-sac on the Frietuna Development is this BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED BUNGALOW with GARAGE & PARKING. The properties key features include a lounge with double glazed door to the garden, modern kitchen & utility room, two double bedrooms and modern bathroom. To the front of the property is a front garden and garage with driveway providing parking for a vehicle to the rear. To the rear of the property is a private west facing walled garden. Stallards Crescent is conveniently positioned within easy reach of Frinton Railway Station, the pretty seafront and shops in Connaught Avenue. It is also positioned within easy reach of Frinton's new Tesco Supermarket at the Triangle Shopping Centre. We have keys! Call Paveys to arrange your appointment to view.







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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ENTRANCE PORCH
Wooden glazed double doors and full height panels, pitched and tiled roof, fitted carpet.

ENTRANCE HALL
Door to Entrance Hall, coved ceiling, built in cupboard, loft access, fitted carpet, radiator.

LOUNGE/DINER 17'1 x 11'6 (5.21m x 3.51m)
UPVC double glazed door and window leading to the rear garden, fitted carpet, coved ceiling, TV point, door to Kitchen, radiators.

KITCHEN 8'7 x 7'1 (2.62m x 2.16m)
Modern Shaker style over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Induction hob with extractor over, space and plumbing for washing machine, spaces for under counter fridge and freezer, cupboard housing GlowWorm boiler' (NOT TESTED BY AGENT). Double glazed window to rear overlooking the garden, laminate flooring, part tiled walls, built in cupboard, door to Utility Room.

UTILITY ROOM 8'11 x 7'1 (2.72m x 2.16m)
Over and under counter units, space for fridge freezer, work tops with tiled splash back, eye level double oven, space for tumble dryer, space for fridge freezer. Double glazed windows to rear and side aspects, double glazed door to rear garden, carpet flooring, coved ceiling.

MASTER BEDROOM 11'2 x 9'4 (3.40m x 2.84m)
Double glazed window to front, coved ceiling, fitted carpet, radiator.

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)
Double glazed window to front, coved ceiling, built in cupboard, fitted carpet, radiator.

BATHROOM
Double glazed window to side, modern white suite comprising of a low level W/C, pedestal wash hand basin, panelled bath with Triton electric shower above(not connected), fully tiled walls and floor, radiator.

OUTSIDE FRONT
Set on a corner plot, laid to lawn with shrub borders, driveway to rear in front of detached garage.

DETACHED GARAGE 17'1 x 8'2 (5.21m x 2.49m)
Up and over door, power and light connected,.

OUTSIDE REAR
Private un overlooked garden, laid to lawn with paved patio area, brick walled garden, shrub borders, established tree, outside tap, outside light, gated access to rear leading to Garage and driveway.

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.

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