PAVEYS
ESTATE AGENTS

116, Pole Barn Lane

Frinton-On-Sea, CO13 9NG

Price £350,000









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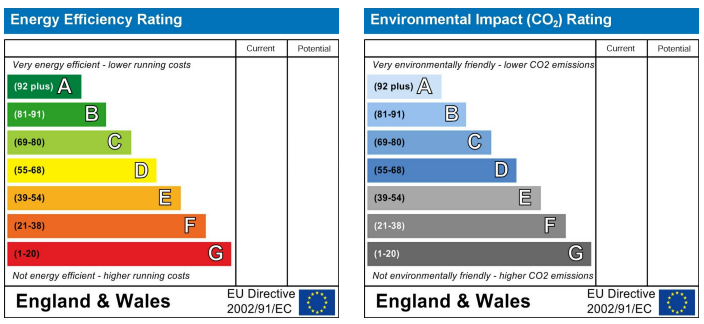
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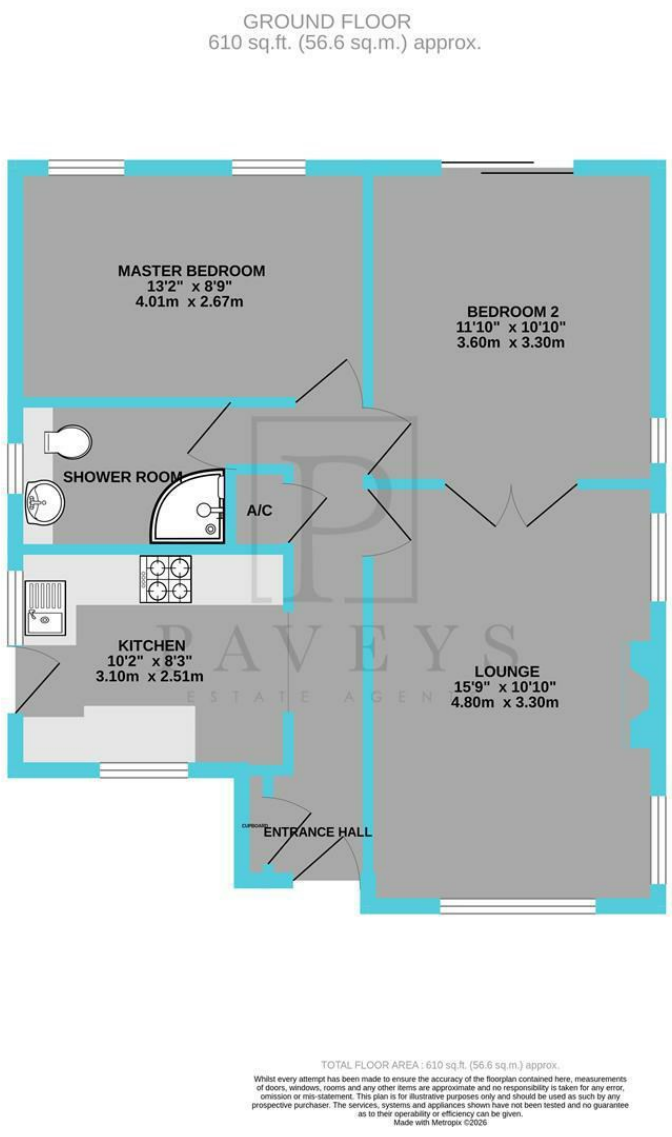
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This beautifully presented detached bungalow is situated inside the prestigious Frinton Gates, just a short stroll from the Blue Flag beach, Connaught Avenue shopping facilities, and Frinton-on-Sea railway station. Offered with NO ONWARD CHAIN, the property provides two generous double bedrooms and is presented in excellent order throughout, benefiting from newly fitted carpets and tasteful décor.

The accommodation includes a charming fitted kitchen, a modern shower room, and a bright, welcoming living space designed for comfortable everyday living. Outside, there is a private rear garden offering a peaceful setting for relaxation and entertaining, together with the added advantage of off-road parking. An ideal permanent residence, coastal retreat, or retirement home in one of Frinton's most sought-after locations, early viewing is highly recommended. Call Paveys to arrange your appointment to view.







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ENTRANCE HALL
Composite double glazed entrance door to front aspect, LVT flooring, built in cloaks cupboard, built in storage cupboard, archway access to Kitchen, loft access, radiator.

LOUNGE 15'9 x 10'10 (4.80m x 3.30m)
Double glazed windows to front and side aspects, fitted carpet, coved ceiling, internal double doors to Sitting Room/Bedroom Two, fireplace with gas fire inset (not tested by Agent) surround and hearth, TV point, radiators.

KITCHEN 10'2 x 8'3 (3.10m x 2.51m)
Shaker style over and under counter units, wood effect work tops, inset sink and drainer with mixer tap. Eyelevel double oven, gas hob with extractor hood over, space for fridge freezer, breakfast bar. Double glazed windows to front and side aspects, UPVC double glazed door to side, LVT flooring, coved ceiling, tiled splash backs, radiator.

MASTER BEDROOM 13'2 x 8'9 (4.01m x 2.67m)
Double glazed windows to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

SITTING ROOM/BEDROOM TWO 11'10 x 10'10 (3.61m x 3.30m)
Double glazed sliding patio doors to rear garden, double glazed stained glass window to side, fitted carpet, coved ceiling, radiator.

SHOWER ROOM
Modern white suite comprising of low level WC, vanity wash hand basin and corner shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, fitted cupboard, chrome heated towel rail.

OUTSIDE FRONT
Hardstanding frontage providing off road parking, retaining wall, flower and shrub borders, exterior lighting, gated access to rear garden.

OUTSIDE REAR
A small but perfectly formed garden with lawn are bordered by established hedgerows, shrubs and trees, patio area, timber shed, exterior lighting, exterior power point, gated access to front.

IMPORTANT INFORMATION
Council Tax Band: C
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 £48 (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 our 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.