

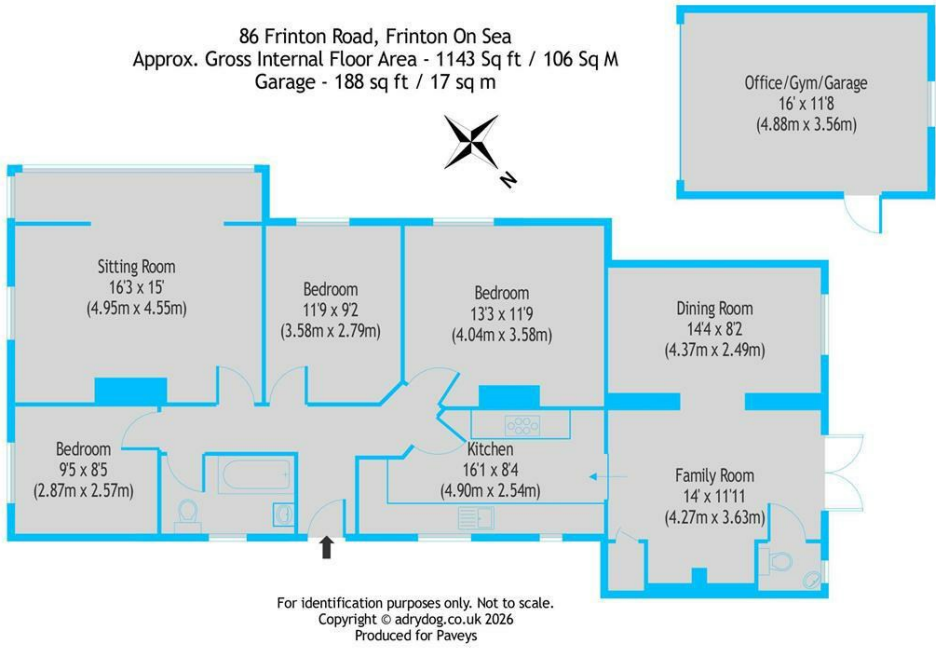


86, Frinton Road
Kirby Cross, CO13 0HJ

Guide price £330,000 Freehold

***** GUIDE PRICE £330,000-£350,000*****

This spacious detached bungalow occupies a generous plot with an impressive 80ft mature, established rear garden, offering excellent outdoor space and plenty of potential. Conveniently located close to local amenities, the property features three well-proportioned reception rooms, three bedrooms, detached garage, ample off-road parking. Although requiring some updating, the bungalow presents a fantastic opportunity for purchasers to modernise and create a home tailored to their own tastes and requirements. Offered to the market with no onward chain, this is an ideal prospect for those seeking a spacious single-storey property in a convenient location. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating	
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 ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

ENTRANCE HALL

UPVC double glazed door to side, laminate flooring, coved ceiling, loft access, radiator.

SITTING ROOM 16'3 x 15' (4.95m x 4.57m)

Double glazed windows to front, double glazed windows to side, laminate flooring, feature red brick fireplace, coved ceiling, radiators.

KITCHEN 16'1 x 8'4 (4.90m x 2.54m)

Range of over and under counter units, wood effect work tops, inset stainless steel sink and drainer with mixer tap. Range oven with gas hob, extractor hood, spaces for under counter white goods. Double glazed windows to side, laminate flooring, coved ceiling, tiled splash backs

FAMILY ROOM 14' x 11'11 (4.27m x 3.63m)

Double glazed double doors to rear garden, laminate flooring, feature red brick fireplace, coved ceiling, two built in cupboard, open access to Dining Room, radiator.

DINING ROOM 14'4 x 8'2 (4.37m x 2.49m)

Double glazed window to rear overlooking the garden, laminate flooring, coved ceiling, open access to Family Room, radiator.

MASTER BEDROOM 13'3 x 11'9 (4.04m x 3.58m)

Double glazed window to side, laminate flooring, coved ceiling, radiator.

BEDROOM TWO 11'9 x 9'2 (3.58m x 2.79m)

Double glazed window to side, laminate flooring, coved ceiling, radiator.

BEDROOM THREE 9'5 x 8'5 (2.87m x 2.57m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and P shaped bath with shower over. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Generous hardstanding area which extends to the side of the property to the Garage, ample off road parking for numerous vehicles, retaining wall, gravel borders, panel fencing, gated access to rear garden.

OUTSIDE REAR

A wonderful approx 80ft rear garden, predominantly laid to lawn, numerous mature trees and plants, stone patio and decking area, courtesy door to Garage, gated access to front.

DETACHED OFFICE/GYM/GARAGE 16' x 11'8 (4.88m x 3.56m)

Brick construction, up and over door, window to rear, courtesy door to rear garden. power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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 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.