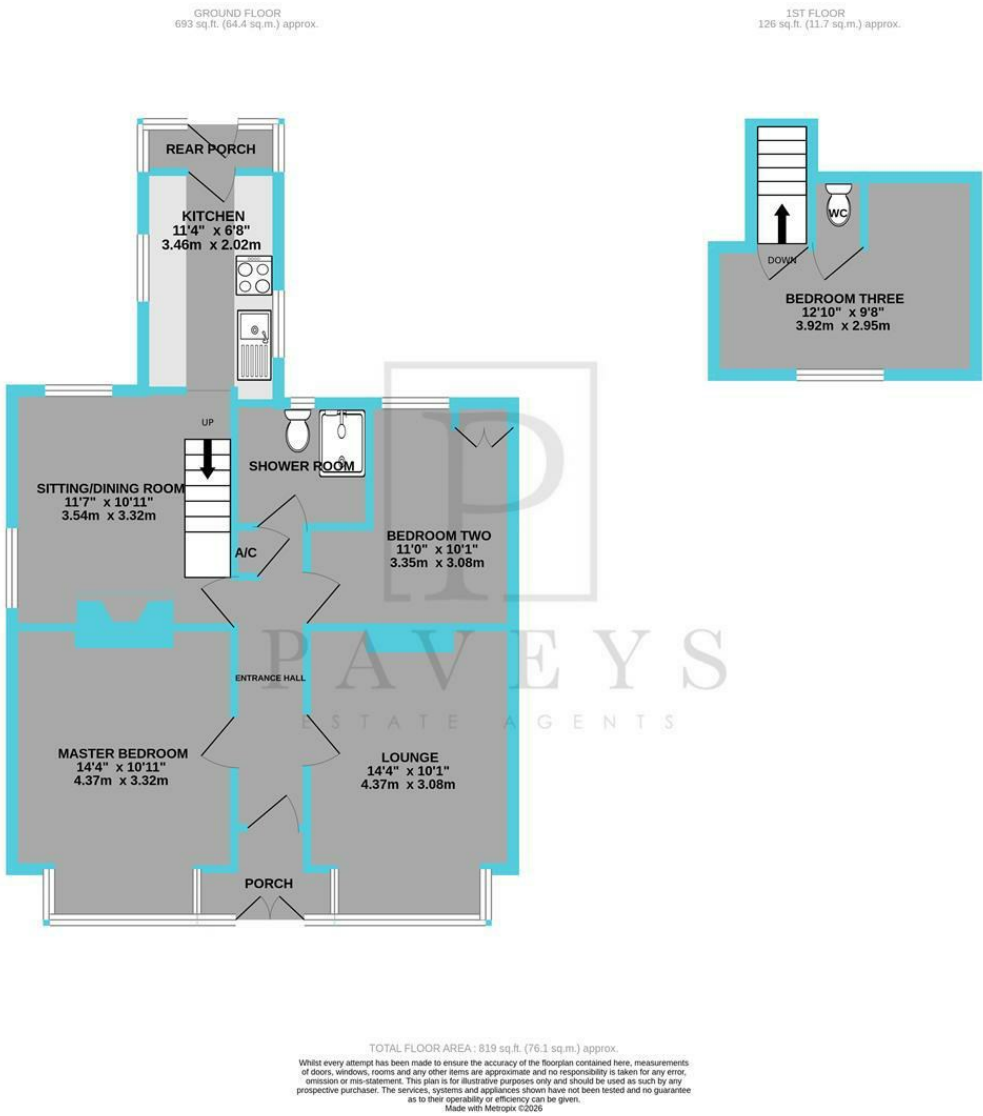


2, Frinton Road  
Kirby Cross, CO13 0LF

Price £300,000 Freehold



Nestled in the charming village of Kirby Cross, this delightful detached chalet bungalow on Frinton Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting friends and family, these versatile living areas cater to all your needs. Situated close to local shops and transport links, residents will enjoy the ease of access to everyday amenities, making life just that little bit simpler. The surrounding area is known for its friendly community and picturesque surroundings, perfect for leisurely strolls or enjoying the outdoors. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its charming features and practical layout, this detached chalet bungalow is a must-see for anyone seeking a new home in Kirby Cross. Don't miss the chance to make this lovely property your own.



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 double doors to front aspect, double glazed windows to front.
- ENTRANCE HALL**  
UPVC double glazed internal door, fitted carpet, coved ceiling, built in airing cupboard, loft access, radiator.
- LOUNGE 14'4 x 10'1 (4.37m x 3.07m)**  
Double glazed bay window to front, laminate flooring, coved ceiling, radiator.
- SITTING ROOM / DINER 11'7 x 10'11 (3.53m x 3.33m)**  
Double glazed windows to rear and side aspects, laminate flooring, coved ceiling, stair flight to First Floor, feature red brick fireplace with inset fuel burner, open access to Kitchen, radiator.
- KITCHEN 11'4 x 6'8 (3.45m x 2.03m)**  
Over and under counter units, work tops, inset sink and drainer with pull down tap. Built in double oven, space and plumbing for washing machine, space for under counter fridge and freezer. Double glazed window to side, UPVC double glazed door to Rear Porch, tiled flooring, part tiled walls, coved ceiling, extractor.
- MASTER BEDROOM 14'4 x 10'11 (4.37m x 3.33m)**  
Double glazed bay window to front, fitted carpet, coved ceiling, radiator.
- BEDROOM TWO 11' x 10'1 (3.35m x 3.07m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.
- SHOWER ROOM**  
Suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, chrome heated towel rail.
- FIRST FLOOR**
- BEDROOM THREE 12'10 x 9'8 (3.91m x 2.95m)**  
Double glazed window to front, fitted carpet, door to Cloakroom, electric radiator.
- CLOAKROOM**  
Low level WC.
- OUTSIDE FRONT**  
Large hard standing frontage providing ample off road parking, lawn area with flower and shrub borders, gated access to rear garden.

- OUTSIDE REAR**  
Generous patio area with large raised fish pond, lawn area bordered by hedgerows, sheds, greenhouse, summerhouse, gated access to front.
- IMPORTANT INFORMATION**  
Council Tax Band: C  
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.