

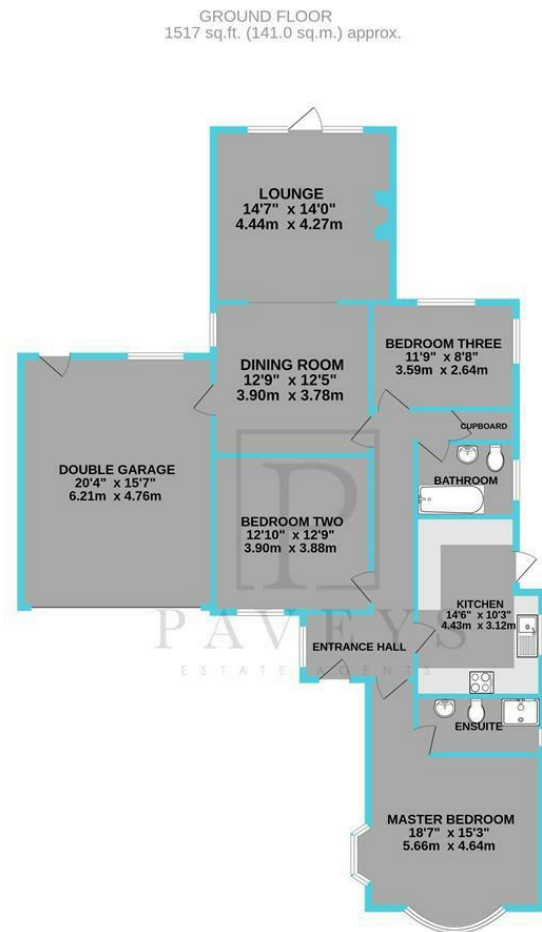
69, Fourth Avenue
Frinton-On-Sea, CO13 9DY

Price £625,000 Freehold



PAVEYS
ESTATE AGENTS

A fantastic opportunity to purchase this SPACIOUS DETACHED BUNGALOW with INTEGRAL DOUBLE GARAGE & SOUTH WESTERLY FACING GARDEN in the sought after Avenues, in Frinton-on-Sea. This bright and airy property offers over 1,500 sq ft of accommodation which includes a large lounge, dining room, kitchen breakfast room, large master bedroom with en-suite shower room, two further double bedroom and bathroom. The private South Westerly facing garden is laid to lawn with a patio area which is perfect place to sit and enjoy the sunshine. To the front of the property is a mature garden with gravel driveway with parking for 2/3 vehicles. Upper Fourth Avenue is located just off of Connaught Avenue and is centrally positioned within easy reach of all amenities and a short walk to the gorgeous seafront and beach. Call Paveys today to arrange your appointment to view.



GROUND FLOOR
1517 sq.ft. (141.0 sq.m.) approx.

TOTAL FLOOR AREA: 1517 sq.ft. (141.0 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.
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| 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 ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| 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

Solid wood door leading to a spacious Entrance Hall, leaded light window to side, parquet flooring, loft access, radiator.

KITCHEN BREAKFAST ROOM 14'6 x 10'3 (4.42m x 3.12m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in eye level oven and grill, electric hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine and dishwasher, double cupboard housing wall mounted boiler (not tested by agent). Half glazed door to rear, window to rear, glazed skylight window, tiled flooring, half tiled walls, spot lights, TV point, radiator.

DINING ROOM 12'9 x 12'5 (3.89m x 3.78m)

Double glazed window to side, coved ceiling, door to integral Garage, radiator.

LOUNGE 14'7 x 14' (4.45m x 4.27m)

Double glazed window to side, double glazed French doors to rear garden, coved ceiling, feature fireplace with surround, hearth and electric fire inset, TV point, radiator.

MASTER BEDROOM 18'7 x 15'3 (5.66m x 4.65m)

Leaded light bay windows to front and side aspects, fitted carpet, range of freestanding wardrobes, TV point, telephone point, door to En-Suite, radiator.

EN-SUITE SHOWER ROOM

Suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled floor, spot lights, range of fitted cupboards and wall unit with spot light and mirror, heated towel rail.

BEDROOM TWO 12'10 x 12'9 (3.91m x 3.89m)

Window to front, fitted carpet, coved ceiling, fitted wardrobes and over bed cupboards, TV point, radiator.

BEDROOM THREE 11'9 x 8'8 (3.58m x 2.64m)

Windows to rear and side aspects, fitted carpet, coved ceiling, built in double wardrobes, TV point, radiator.

BATHROOM

Suite comprising low level WC, vanity wash hand basin with cupboards beneath and bath with glass screen. Double glazed window to side, tiled flooring, tiled walls, coved ceiling, spot lights, heated towel rail.

UTILITY CUPBOARD

Power and light, space and plumbing for washing machine.

OUTSIDE FRONT

Gravel driveway with parking for 2/3 vehicles, mature shrub borders and beds, access to Garage, outside light, gated access to rear garden.

REAR GARDEN

A great size South Westerly facing garden, lawn area bordered by shrubs and plants, mature trees, patio area, panel fencing, outside lights, outside tap, courtesy door to Garage, gated access to front.

INTEGRAL DOUBLE GARAGE 20'4 x 15'7 (6.20m x 4.75m)

Electric up and over doors, power and light connected (not tested), window to rear, courtesy door to rear garden, integral door to Dining Room.

IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed.

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.