

43, Easton Way  
Frinton-On-Sea, CO13 9NU

Price £265,000 Freehold



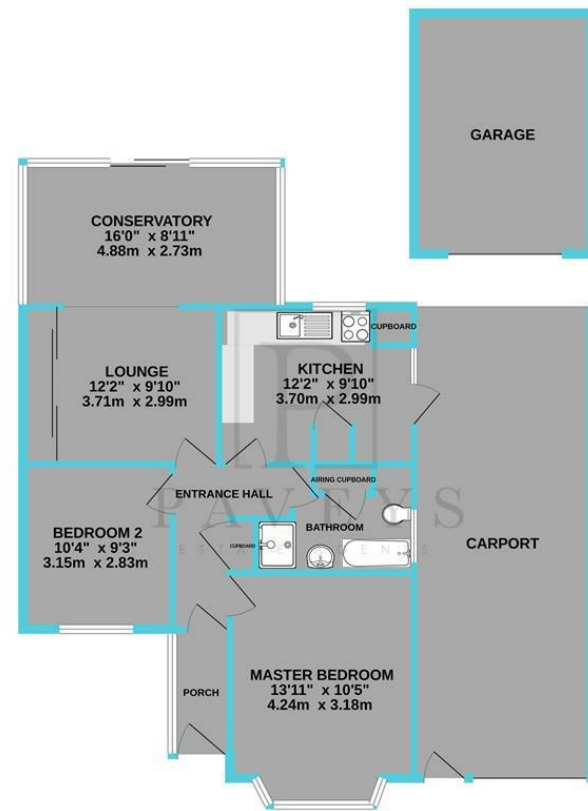
PAVEYS  
ESTATE AGENTS

LOCATION, LOCATION, LOCATION

Set in a peaceful tree lined cul-de-sac within a short distance of the beautiful greensward and Southcliff Promenade is this TWO BEDROOM SEMI DETACHED BUNGALOW with LARGE CAR PORT & GARAGE. Key features include a lounge with open access to the conservatory, two bedrooms, kitchen, bathroom, private rear garden and no onward chain. Easton Way is a popular residential road situated away from the hustle and bustle and nestled between the coastal towns of Walton-on-the-Naze and Frinton-on-Sea and is serviced by excellent bus routes. Local facilities are all close by including Aldi and M&S Food Hall at Walton-on-the-Naze and the independent shops, cafes and rail services at Frinton-on-Sea. We have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR  
1266 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.7 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	80	60

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 entrance door to front aspect, double glazed window to side, fitted carpet, wall light, poly carb roof.

**ENTRANCE HALL**

Glazed door to Entrance Hall, fitted carpet, built in cupboard, coved ceiling, access to fully insulated loft via pull down ladder, radiator.

**LOUNGE 12'2 x 9'10 (3.71m x 3.00m)**

Opening to Conservatory, fitted carpet, mirror fronted wardrobes, radiator.

**CONSERVATORY 16' x 8'11 (4.88m x 2.72m)**

Part brick construction, double glazed sliding patio doors to rear garden, double glazed windows to all aspects with garden views, fitted carpet, poly carb roof, wall lights, open access to Lounge, radiators.

**KITCHEN 12'2 x 9'10 (3.71m x 3.00m)**

Over and under counter units, work tops, inset stainless steel sink and drainer. Integrated eye level oven, electric hob, space and plumbing for washing machine, integrated dishwasher, wall mounted boiler (not tested by agent). Double glazed window to rear, double glazed window and door to side, fitted carpet, fully tiled walls, built in cupboard.

**MASTER BEDROOM 13'11 x 10'5 (4.24m x 3.18m)**

Double glazed bay window to front, fitted carpet, coved ceiling, fireplace recess, TV point, radiator.

**BEDROOM TWO 10'4 x 9'3 (3.15m x 2.82m)**

Double glazed window to front, fitted carpet, coved ceiling, radiator.

**BATHROOM**

Suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Double glazed window to side, fitted carpet, fully tiled walls, coved ceiling, built in airing cupboard housing immersion heater, radiator.

**OUTSIDE FRONT**

Established paved front garden with retaining wall, raised flower and shrub beds, driveway to the front of the Garage.

**OUTSIDE REAR**

Private garden, mainly laid to lawn with mature flowers and shrubs, feature pond, open access to Car Port.

**CAR PORT**

Electronic roller door to front, gated doorway to front, spacious covered car port with power and light connected (not tested by agent), door to Kitchen, open access to rear garden and garage.

**GARAGE**

Up and over door, power and light connected (not tested by agent).

**IMPORTANT INFORMATION**

Council Tax Band:

Tenure:

Energy Performance Certificate (EPC) rating:

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.