

42, Stallards Crescent  
Frinton-On-Sea, CO13 0TN

Price £270,000 Freehold



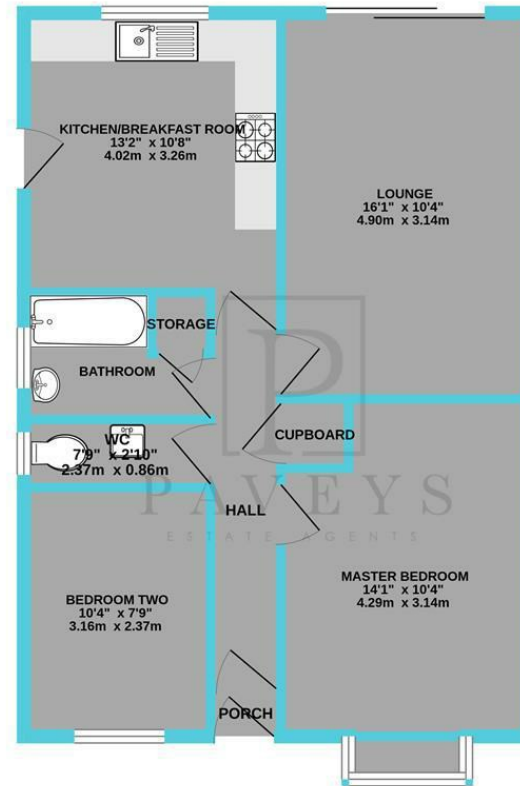
PAVEYS  
ESTATE AGENTS



Tucked away in a quiet cul-de-sac on the Frituna Development is this DETACHED BUNGALOW with GARAGE & PARKING. The property will be sold with NO ONWARD CHAIN. Key features include a lounge with patio doors to the garden, great size kitchen breakfast room, two double bedrooms, bathroom and separate cloakroom. To the front of the property is a garden and garage with driveway providing parking for two vehicles. To the rear of the property is a private garden. Stallards Crescent is conveniently positioned within easy reach of Frinton Railway Station, the pretty seafront and shops in Connaught Avenue. It is also positioned within easy reach of Frinton's new Tesco Supermarket at the Triangle Shopping Centre. We have keys! Call Paveys to arrange your appointment to view.



GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A		86	
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### PORCH

Open porch with tiled step.

### ENTRANCE HALL

UPVC double glazed entrance door to front aspect, fitted carpet, built in cupboard, radiator.

### LOUNGE 16'1 x 10'4 (4.90m x 3.15m)

Double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, radiator.

### KITCHEN BREAKFAST ROOM 13'2 x 10'8 (4.01m x 3.25m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Space for gas cooker, fitted extractor over, spaces for under counter white goods, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Double glazed door to side, double glazed window to rear overlooking the garden, vinyl flooring, part tiled walls, radiator.

### MASTER BEDROOM 14'1 x 10'4 (4.29m x 3.15m)

Double glazed window to front, fitted carpet, radiator.

### BEDROOM TWO 10'4 x 7'9 (3.15m x 2.36m)

Double glazed window to front, fitted carpet, radiator.

### BATHROOM

Suite comprising pedestal wash hand basin and bath with shower attachment over. Double glazed window to side, fitted carpet, airing cupboard housing hot water tank, fitted carpet, radiator.

### CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to side, vinyl flooring, part tiled walls, radiator.

### OUTSIDE FRONT

Block paved pathway to entrance door, two raised beds with established shrubs and bushes. Driveway to the front of the garage providing off road parking for two vehicles, gated access to rear garden.

### OUTSIDE REAR

Private garden with two paved patio areas, the remainder is laid to lawn and bordered by flowers and shrubs, retaining panel fencing. Outside tap, exterior light, gated access to front.

### GARAGE

Up and over door, power and light connected (not tested by Agent), driveway to the front providing off road parking for two vehicles.

### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.