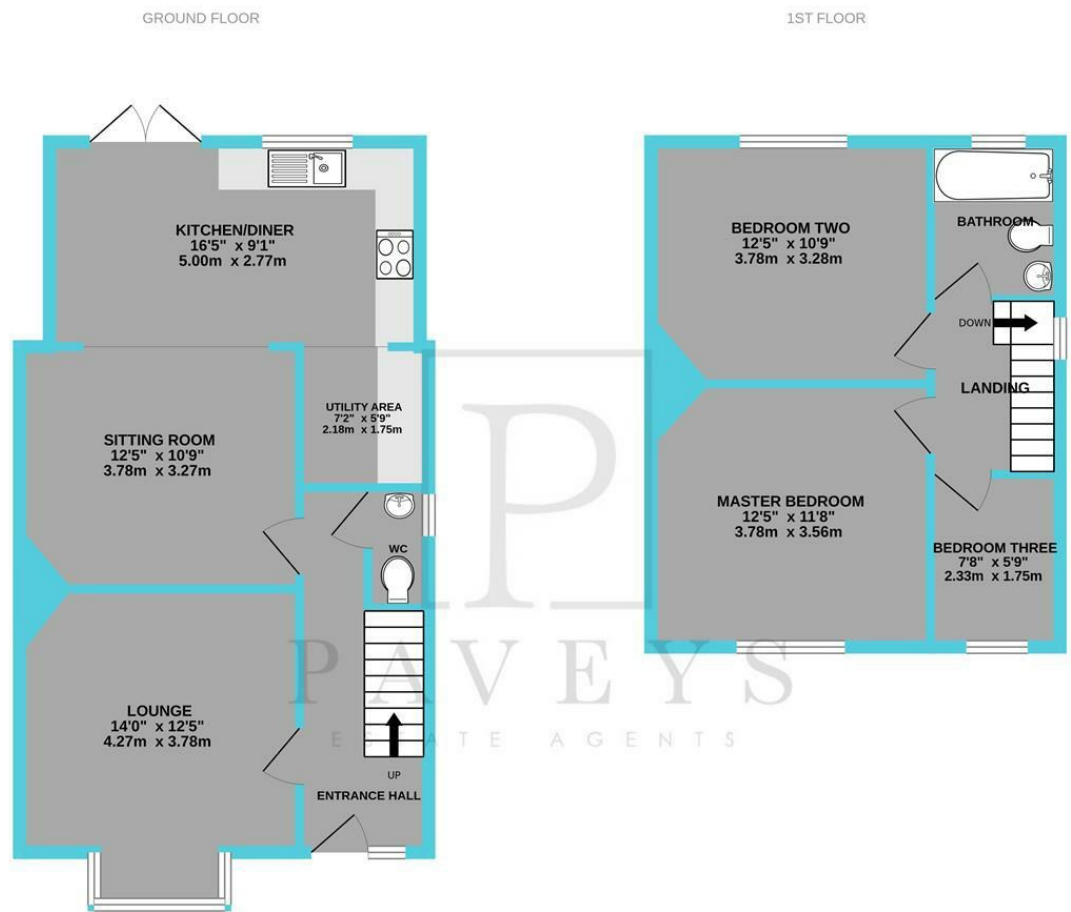


94, Frinton Road
Kirby Cross, CO13 0HJ

Price £340,000 Freehold

NO ONWARD CHAIN!! Paveys are delighted to offer for sale this EXTENDED OLDER STYLE SEMI DETACHED HOUSE with AMPLE OFF ROAD PARKING, LARGE REAR GARDEN & NO ONWARD CHAIN. This immaculate property offers a bright and spacious open plan kitchen diner with vaulted ceiling and doors to the garden, utility area, two great size reception rooms, cloakroom, two double bedrooms, smaller third bedroom and family bathroom. To the front of the property is a large driveway providing ample off road parking for numerous vehicles. To the rear is a great size child friendly garden which is very private and has a large shed.



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		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metreplex ©2024

ENTRANCE HALL

Composite double glazed entrance door to front aspect, double glazed window to front, laminate flooring, smooth and coved ceiling, stair flight to First Floor, under stairs storage cupboard, door to Cloakroom, radiator.

CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to side, laminate flooring, smooth ceiling, tiled splash back, radiator.

LOUNGE 14' x 12'2 (4.27m x 3.71m)

Double gazed box bay window to front, fitted carpet, smooth and coved ceiling, TV point, radiator.

SITTING ROOM 12'5 x 10'9 (3.78m x 3.28m)

Laminate flooring, smooth and coved ceiling, open access to Kitchen Diner, radiator.

KITCHEN DINER 16'5 x 9'1 (5.00m x 2.77m)

Kitchen: Modern over and under counter units, work tops inset stainless steel sink and drainer with mixer tap. Built in Hotpoint double oven, electric hob with extractor over, integrated dishwasher. Double glazed double doors to rear garden, double glazed window to rear with views over the garden, laminate flooring, smooth and vaulted ceiling with double glazed Velux window, spotlights, tiled splash backs, open access to Utility Area, radiator.

UTILITY AREA 7'2 x 5'9 (2.18m x 1.75m)

Matching fitted base unit with work top over, laminate flooring, smooth ceiling, tiled splash back, wall mounted boiler (not tested by Agent), space for fridge freezer.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth and coved ceiling, loft access.

MASTER BEDROOM 12'5 x 11'8 (3.78m x 3.56m)

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

BEDROOM TWO 12'5 x 10'9 (3.78m x 3.28m)

Double glazed window to rear with views over the garden, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM THREE 7'8 x 5'9 (2.34m x 1.75m)

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

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, fully tiled walls, smooth and coved ceiling, spot lights, radiator.

OUTSIDE FRONT

Generous shingled frontage providing off road parking for ample vehicles, retaining panel fencing, gated access to rear garden.

OUTSIDE REAR

A great size family friendly garden, commencing with a paved patio area, the remainder is laid to lawn with flower and shrubs borders, outside tap, exterior light, large timber shed (15'7 x 9'8), gated access to front.

TIMBER SHED 15'7 x 9'8 (4.75m x 2.95m)

Positioned to the rear of the garden, door and window to front.

IMPORTANT INFORMATION

Council Tax Band: C

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.