

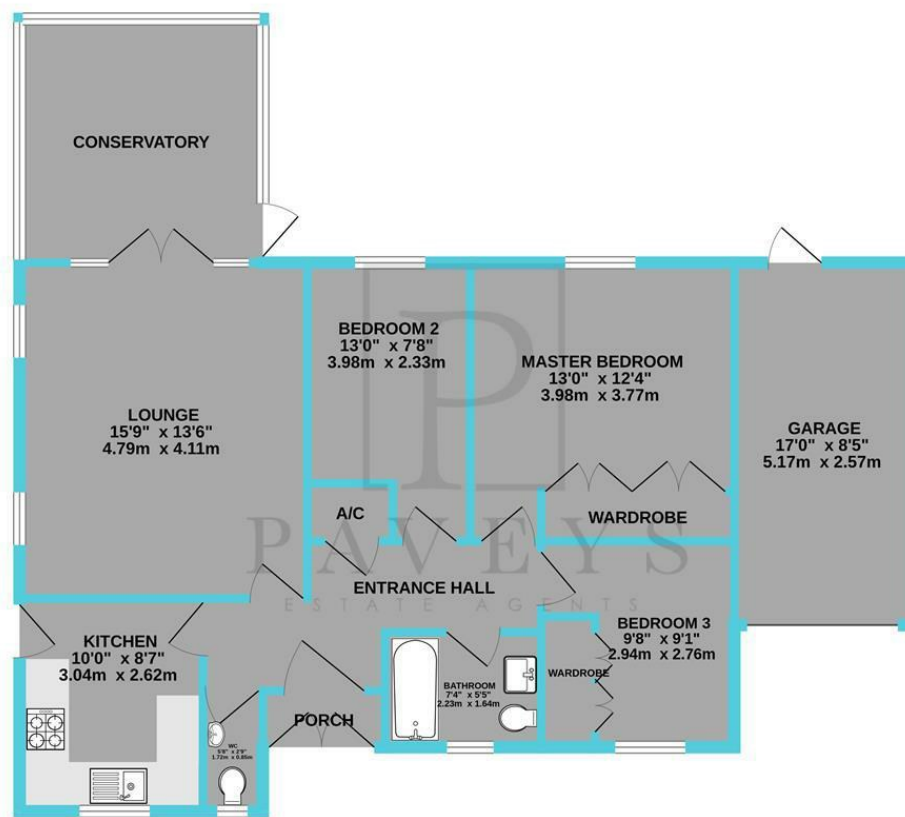
16, Avocet Close  
Frinton on Sea, CO13 0UX

Offers in excess of £345,000 Freehold

New to the market is this ATTRACTIVE DETACHED BUNGALOW positioned in the corner of a peaceful cul-de-sac on the Frietuna Development and to be sold with NO ONWARD CHAIN. Key features of this superb property include a great size lounge, kitchen, three bedrooms, conservatory, front and rear gardens, garage and driveway. Avocet Close is positioned within easy reach of the beach and shops at Frinton-on-Sea, Frinton Railway Station and the new Tesco's Store at the Triangle Shopping Centre. An early viewing is advised in order appreciate this property and its location. We have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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 is given as to their operability or efficiency can be given.  
Made with Metropix 02/24

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, tiled flooring, door to Entrance Hall.

### ENTRANCE HALL

Fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

### CLOAKROOM

Suite comprising low level WC and wall mounted wash hand basin. Double glazed window to front, tiled flooring, fully tiled walls, coved ceiling, chrome heated towel rail.

### LOUNGE 15'9 x 13'6 (4.80m x 4.11m)

Double glazed double doors and side panels to Conservatory, two double glazed windows to side, fitted carpet, coved ceiling, TV point, radiators.

### CONSERVATORY

Part brick construction, double glazed door to garden, double glazed windows to rear and side aspects with views over the garden, pitched poly carb roof, tiled flooring.

### KITCHEN 10' x 8'7 (3.05m x 2.62m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in double oven, gas hob with extractor over, space and plumbing for washing machine, spaces for under counter fridge and freezer. Double glazed window to front, Hardwood door to side, tiled flooring, fully tiled walls, coved ceiling, under unit lighting, radiator.

### MASTER BEDROOM 13'0 x 12'4 (3.96m x 3.76m)

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

### BEDROOM TWO 13' x 7'8 (3.96m x 2.34m)

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

### BEDROOM THREE 9'8 x 9'1 (2.95m x 2.77m)

Double glazed window to front, fitted carpet, coved ceiling, fitted double wardrobe, TV point, radiator.

### BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to front, tiled flooring, fully tiled walls, fitted cupboards and wall cabinet, coved ceiling, chrome heated towel rail.

### OUTSIDE FRONT

Good size private garden with lawn area bordered by retaining wall, hedgerows and chain fencing, mature tree, off road parking to the front of the garage, gated access to rear garden.

### OUTSIDE REAR

Private garden, laid to lawn, patio areas, paved side access, flower and shrub borders and beds, outside tap, timber shed, panel fencing, access to garage, gated access to front.

### GARAGE 17' x 8'5 (5.18m x 2.57m)

Up and over door, power and light connected (not tested by agent), courtesy door to rear garden.

### IMPORTANT INFORMATION

Council Tax Band: E

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.