



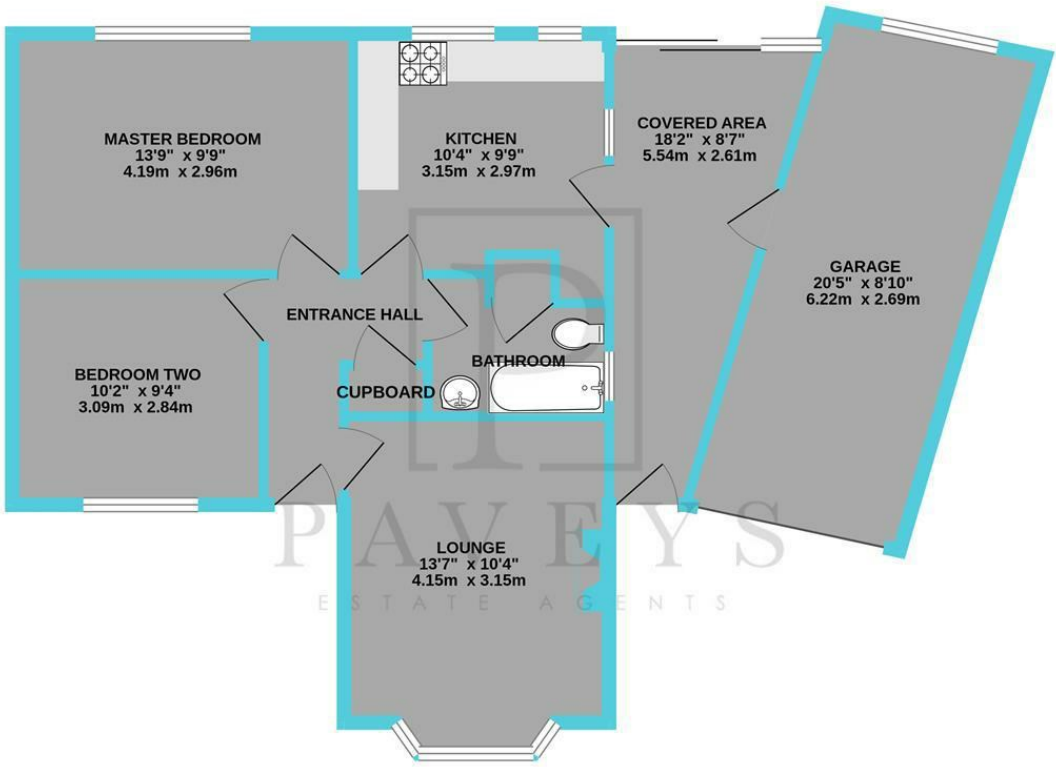
93, Rainham Way
Frinton-On-Sea, CO13 9NT

Price £259,995 Freehold

New to the market is this SEMI DETACHED BUNGALOW positioned a short walk from Walton's pretty beach, train station, high street and local bus routes and is to be sold with NO ONWARD CHAIN. The property is located in a peaceful cul-de-sac in a popular treelined road between the coastal towns of Frinton-on-Sea and Walton-on-the-Naze. Key features include a good size lounge, kitchen diner, two double bedrooms, bathroom and a multi purpose covered area between the property and the garage. There are pretty gardens to the front and rear, integral garage and driveway. We have keys to view. Call Paveys to arrange your appointment.



GROUND FLOOR



Energy Efficiency Rating	
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	
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 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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ENTRANCE HALL

UPVC double glazed door to front aspect, fitted carpet, coved ceiling, loft hatch, built in cupboard, radiator.

LOUNGE 13'7 x 10'4 (4.14m x 3.15m)

Double glazed bow window to front, fitted carpet, coved ceiling, feature open red brick fireplace with surround and tiled hearth, radiator.

KITCHEN DINER 10'4 x 9'9 (3.15m x 2.97m)

Sage green "Retro" over and under counter units, works tops, stainless steel sink and drainer unit. Space for cooker, space for fridge freezer, space and plumbing for washing machine. Two double glazed windows to rear overlooking the garden, double glazed door to Covered Area, vinyl flooring, coved ceiling, radiator.

COVERED AREA 18'2 x 8'7 (5.54m x 2.62m)

UPVC double glazed door to front, double glazed sliding patio doors to rear garden, double glazed window to front, courtesy door to Garage, door to Kitchen, lighting, poly carb roof,

MASTER BEDROOM 13'9 x 9'9 (4.19m x 2.97m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10'2 x 9'4 (3.10m x 2.84m)

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

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment over. Double glazed window to side, exposed floor boards, coved ceiling, tiled splash backs, airing cupboard housing Valiant combination boiler (not tested by Agent), radiator.

OUTSIDE FRONT

Pretty garden with low retaining wall, vast array of flowers and shrubs, pathway to entrance door.

OUTSIDE REAR

Pretty rear garden stocked with a vast array of flowers and shrubs, patio area, hedgerow borders.

GARAGE 20'5 x 8'10 (6.22m x 2.69m)

Up and over door, double glazed window to rear, courtesy door to Utility Room, power and light connected (not tested by Agent).

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.

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