

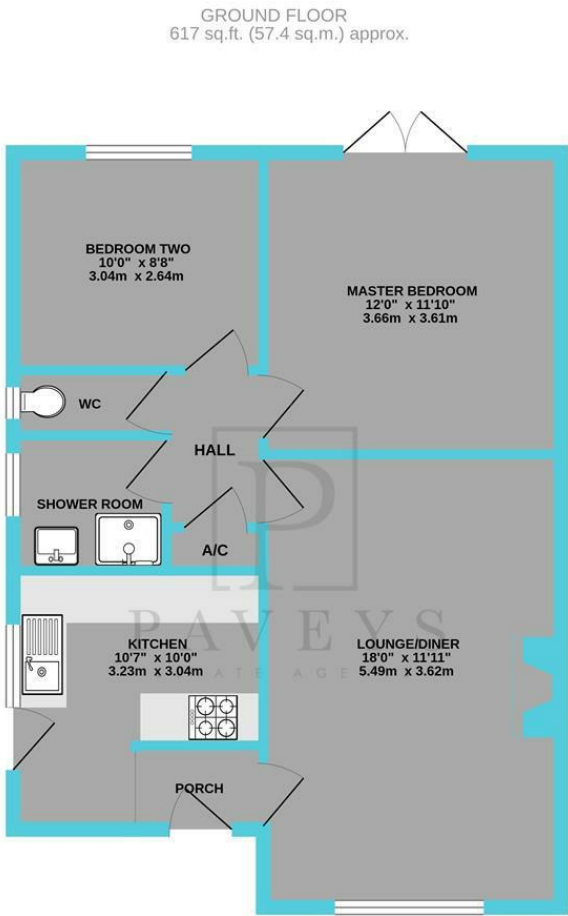


4, Newport Way
Frinton-On-Sea, CO13 0BW

Guide price £235,000 Freehold

~~~~~GUIDE PRICE £235,000-£245,000~~~~~

New to the market is this SEMI DETACHED BUNGALOW located in a peaceful tree lined road a short distance from Pedlars Wood and the seafront in Frinton-on-Sea. Newport Way is a popular road positioned on the outskirts of Frinton-on-Sea and within easy reach of Frinton Recreation Park, transport links, shops and Central Avenue with direct access to the pretty beach. Keys features include a lounge diner, kitchen, two double bedrooms, bathroom and separate cloakroom. There is a very private and un overlooked rear garden with patio area and gravel driveway to the front providing off road parking. An early viewing is advised. Call Paveys today to arrange a viewing.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (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                                         |         |           |

TOTAL FLOOR AREA : 617 sq.ft. (57.4 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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**PORCH**  
UPVC double glazed entrance door to front aspect, laminate flooring, door to Lounge Diner.

**LOUNGE DINER 18' x 11'11 (5.49m x 3.63m)**  
Double glazed window to front, laminate flooring, coved ceiling, feature brick fireplace with electric fire inset (not tested by Agent), TV point, radiator.

**INNER HALL**  
Laminate flooring, built in airing cupboard housing Ideal Logic boiler (not tested by Agent).

**KITCHEN 10'7 x 10' (3.23m x 3.05m)**  
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Gas double oven with hob, space and plumbing for washing machine, space for fridge freezer. Double glazed door and window to side, laminate flooring, part tiled walls, radiator.

**MASTER BEDROOM 12' x 11'10 (3.66m x 3.61m)**  
Double glazed double doors to rear garden, laminate flooring, radiator.

**BEDROOM TWO 10' x 8'8 (3.05m x 2.64m)**  
Double glazed window to rear, laminate flooring, radiator.

**SHOWER ROOM**  
Suite comprising vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, laminate flooring, fully tiled walls, radiator.

**CLOAKROOM**  
Double glazed window to side, laminate flooring.

**OUTSIDE FRONT**  
Gravel driveway to the front of the Garage providing ample off road parking. Lawn area with retaining hedgerow, and shrub borders.

**OUTSIDE REAR**  
A very private and un overlooked rear garden, patio area, lawn area bordered by shrubs and plants, panel fencing, gravel bed to the rear of the garden. Paved side garden with gravel bed.

**DETACHED GARAGE**  
Up and over door, window to rear, courtesy door to side garden.

**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.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.