Tel: 01255879020 Email: sales@paveys.co.uk Web: www.paveys.co.uk 110 Connaught Avenue Frinton-on-Sea Essex CO13 9PT













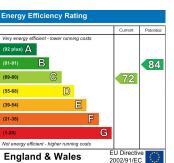


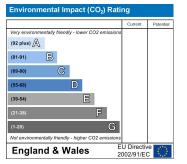
9, Charnock Close Kirby Cross, CO13 0RT PAVEYS



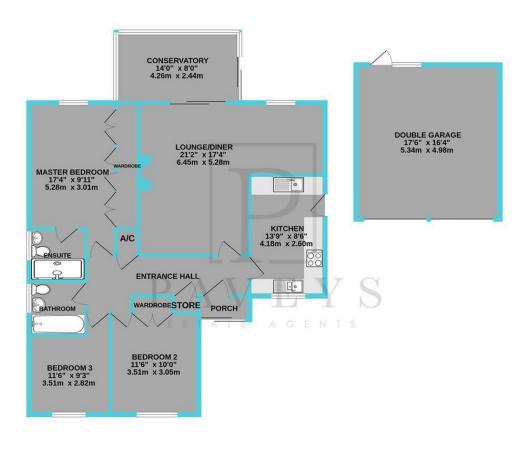
\*\*\*GUIDE PRICE £375,000-£385,000\*\*\* New to the market is this ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW positioned in the corner of a peaceful cul-de-sac on the popular Frietuna Development and to be sold with NO ONWARD CHAIN. Key features of this superb property include a great size lounge/diner, kitchen, master bedroom with modern en-suite shower room, two further double bedrooms, modern family bathroom, conservatory, front and rear gardens, DETAHCED DOUBLE GARAGE and block paved driveway. Charnock Close is positioned within easy reach of the beach and shops at Frinton-on-Sea, Frinton Railway Station and the new Tescos 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** 1403 sq.ft. (130.4 sq.m.) approx.



# 9, Charnock Close Kirby Cross, CO13 0RT



### **ENTRANCE PORCH**

Double glazed sliding patio door, wooden glazed entrance door to

## **ENTRANCE HALL**

Built in airing cupboard, built in stoarge cupboard, loft access, fitted carpet, radiator.

### **LOUNGE/DINER 21'2 x 17'4 (6.45m x 5.28m)**

Double glazed patio doors to conservatory, double glazed window to rear, feature fireplace with inset electric fire (N/T), fitted carpet, two radiators.

### **CONSERVATORY 14' x 8' (4.27m x 2.44m)**

Half brick construction, double glazed windows to three sides, double glazed patio doors to rear, polycarbonate roof, laminate flooring.

### KITCHEN 13'9 x 8'6 (4.19m x 2.59m)

Double glazed window to front, double glazed door to side, matching over and under counter units, laminate work tops, stainles steel sink and drainer, fully tiled walls, built in double oven, four ring gas hob, extractor above, wall mounted boiler (N/T), space and plumbing for washing machine, tumble dryer and fridge freezer, vinyl floor, radiator.

## MASTER BEDROOM 17'4 x 9'11 (5.28m x 3.02m)

Double glazed window to rear, range of built in wardobes, fitted carpet, radiator, door to

### **EN-SUITE SHOWER ROOM**

Double glazed window to side, modern white suite comprising of low levI W/C, vanity wash hand basin, walk in shower full full height glass shower screen, fully tiled walls, vinyl floor, radiator.

### BEDROOM TWO 11'6 x 10' (3.51m x 3.05m)

Double glazed window to front, fitted carpet, radiator.

# BEDROOM THREE 11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to front, fitted carpet, radiator.

# **BATHROOM**

Double glazed window to side, modern white suite comprising of low levI W/C, vanity wash hand basin, bath with mixer tap and shower head, fully tiled walls, vinyl floor, radiator.

### **OUTSIDE REAR**

West facing rear garden which is mostly laid to lawn, shrub borders, patio area, timber shed to remian, gated access to front.

# **OUTSIDE FRONT**

Block paved driveway providing off street parking for vehicles leading to detahced double garage, lawn area, gated access to rear.

### DETACHED DOUBLE GARAGE 17'6 x 16'4 (5.33m x 4.98m)

Two up and over doors, power and light connected, courtesy door to rear.

### **IMPORTANT INFORMATION**

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 nonrefundable.