



1, Mandeville Way
Frinton-On-Sea, CO13 0RS

Guide price £325,000 Freehold



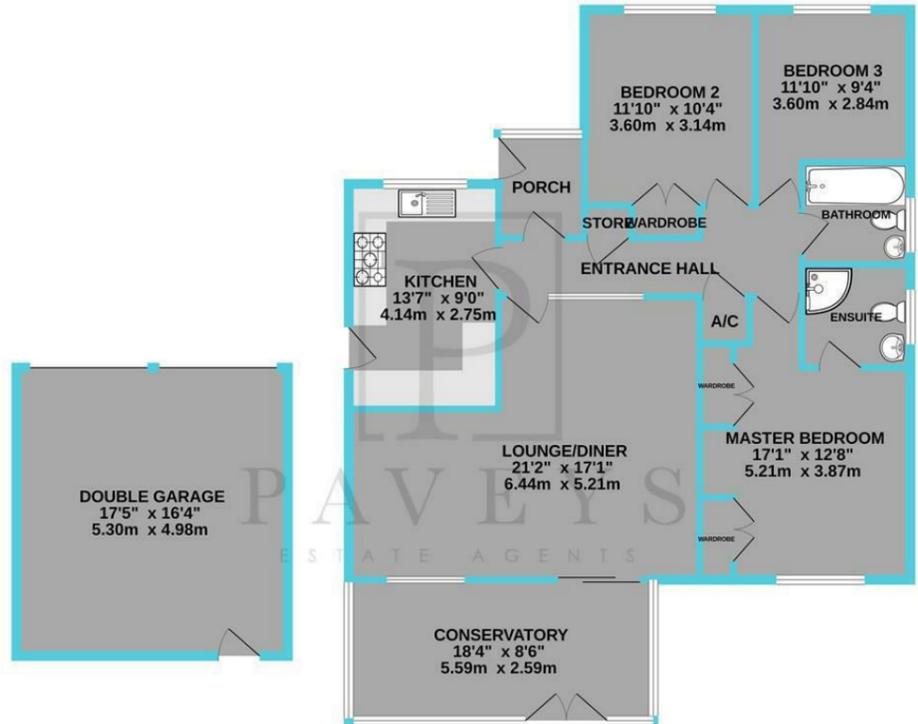
PAVEYS
ESTATE AGENTS

GUIDE PRICE ~~~~~ £325,000-£350,000 ~~~~~

*****NO ONWARD CHAIN***** Nestled in the charming area of Kirby Cross, Frinton-On-Sea, this delightful detached bungalow on Mandeville Way presents an excellent opportunity for those seeking a home with potential. Set on a generous corner plot, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. In addition there is an L shaped lounge diner, kitchen, conservatory and ensuite shower room to the master bedroom. While the bungalow is in need of modernisation, it offers a blank canvas for buyers to create their dream home. The private south-facing garden is a particular highlight, providing a sunny retreat for relaxation or outdoor entertaining. Conveniently located, this property is just a stone's throw away from local shops, schools, and the Tesco superstore, ensuring that all your daily needs are easily met. The surrounding area is known for its friendly community and accessibility, making it a wonderful place to settle down. We have keys to view. Call Paveys today.



GROUND FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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Energy Efficiency Rating	
Current	Potential
67	82

Environmental Impact (CO ₂) Rating	
Current	Potential
67	82

PORCH
UPVC Double glazed entrance door, double glazed window to side.

ENTRANCE HALL
Wooden glazed entrance door, carpet flooring, coved ceiling, built in storage cupboard, built in airing cupboard, glazed door and side panel to Lounge Diner, radiator.

LOUNGE DINER 21'2 x 17'1 (6.45m x 5.21m)
Double glazed sliding patio doors to Conservatory, double glazed window to rear, coved ceiling, serving hatch to Kitchen, radiators.

CONSERVATORY 18'4 x 8'6 (5.59m x 2.59m)
UPVC double glazed double doors and matching side panels to rear garden, double glazed windows to rear and side aspects, carpet, flooring.

KITCHEN 13'7 x 9' (4.14m x 2.74m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Freestanding AGA style oven, fitted extractor hood, space for under counter white goods, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Double glazed window to rear, UPVC double glazed door to side, vinyl flooring, coved ceiling, radiator.

MASTER BEDROOM 17'1 x 12'8 (5.21m x 3.86m)
Double glazed window to front, carpet flooring, coved ceiling, two built in wardrobes, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, wash hand basin and corner shower. Double glazed window to side, vinyl flooring, fully tiled walls, radiator.

BEDROOM TWO 11'10 x 10'4 (3.61m x 3.15m)
Double glazed window to rear, carpet flooring, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 11'10 x 9'4 (3.61m x 2.84m)
Double glazed window to rear, carpet flooring, coved ceiling, radiator.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over.

OUTSIDE FRONT
Generous corner plot frontage with established shrubs and plants, driveway to the front of the Garage providing off road parking, gated access to rear.

OUTSIDE REAR
A good sized private rear garden with generous patio area, part walled, part fenced, lawn area bordered by shrubs and plants. Timber shed, greenhouse, access to Garage, gated access to front.

DETACHED DOUBLE GARAGE 17'5 x 16'4 (5.31m x 4.98m)
Twin up and over doors, pitched and tiled roof, courtesy door to rear garden, power and light connected (not tested by Agent), loft hatch.

IMPORTANT INFORMATION
Council Tax Band: E
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.

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.

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.