PAVEYS
ESTATE AGENTS

36, Stallards Crescent

Kirby Cross, CO13 0TN

Price £295,000 Freehold











110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS

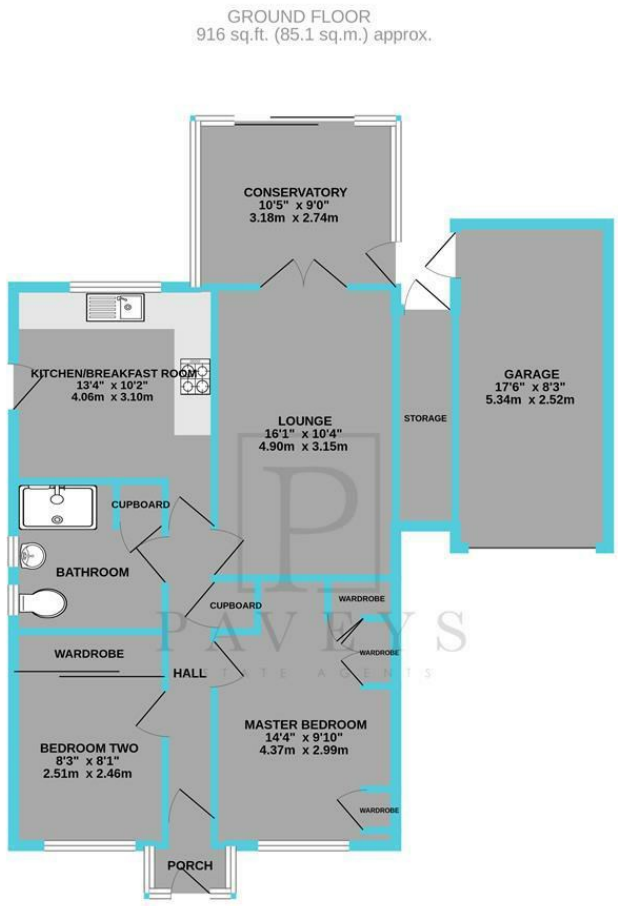
36, Stallards Crescent

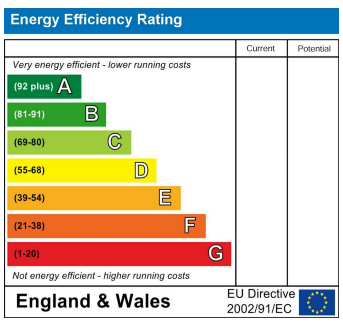
Kirby Cross, CO13 0TN

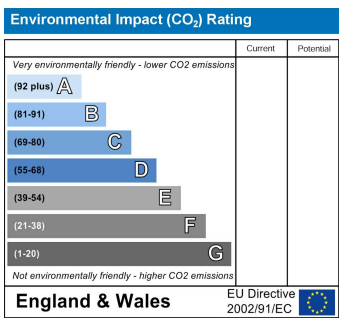
PAVEYS
ESTATE AGENTS

Detached Bungalow in a Prime Frinton Location, Offered with NO ONWARD CHAIN, this detached bungalow occupies a peaceful cul-de-sac position close to the sought-after Frinton Gates and the amenities of Connaught Avenue. Requiring a programme of modernisation, the property presents an excellent opportunity for buyers looking to create a home to their own specification. The accommodation includes two bedrooms, a conservatory and well-proportioned living space, whilst outside the property benefits from a private, un-overlooked and low-maintenance courtyard garden, ideal for relaxing and entertaining. Further features include a detached garage and driveway providing ample off-road parking. Conveniently situated within easy reach of Frinton Railway Station with services to Central London and Frinton's renowned seafront, this property offers superb potential in a highly desirable location. Call Paveys to arrange your appointment to view.









36, Stallards Crescent

Kirby Cross, CO13 0TN

PAVEYS
ESTATE AGENTS

PORCH
Double glazed door to front aspect, double glazed windows to rear and side aspects.

ENTRANCE HALL
Glazed internal door, fitted carpet, built in cupboard, loft access, radiator.

LOUNGE 16'1 x 10'4 (4.90m x 3.15m)
Double glazed double doors to Conservatory, fitted carpet, coved ceiling, radiator.

CONSERVATORY 10' 5 x 9' (3.05m 1.52m x 2.74m)
Part brick construction, double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects with views over the garden, poly carb roof, power and light, radiator.

KITCHEN BREAKFAST ROOM 13'4 x 10'2 (4.06m x 3.10m)
Over and under counter units, work tops, inset sink and drainer, space for cooker, extractor fan, space and plumbing for washing machine, space for under counter white goods, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear overlooking the garden, double glazed door to side, vinyl flooring, fully tiled walls, radiator.

MASTER BEDROOM 14'4 x 9'10 (4.37m x 3.00m)
Double glazed window to front, fitted carpet, range of fitted bedroom furniture including wardrobes, storage cupboards and matching dressing table, radiator.

BEDROOM TWO 8'3 x 8'1 (2.51m x 2.46m)
Double glazed window to front, fitted carpet, built in wardrobe with sliding doors, radiator.

SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and large shower cubicle with electric shower. Double glazed windows to side, tiled flooring, fully tiled walls, shaver point, built in airing cupboard, radiator.

OUTSIDE FRONT
Low maintenance paved frontage with shrub and plant beds, hardstanding driveway to the garage providing off road parking, gated access to rear garden.

OUTSIDE REAR
Low maintenance paved courtyard style garden, unoverlooked, retaining panel fencing, shrub borders and beds, timber shed, outside tap, door to covered storage area, courtesy door to Garage,

COVERED STORGE AREA
Covered storage area, poly carb, power and light.

GARAGE 17'6 x 8'3 (5.33m x 2.51m)
Up and over door, power and light connected (not tested by Agent), eaves storage, courtesy door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: C
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.

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 £48 (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 our 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.