



112, Frinton Road
Kirby Cross, CO13 0PW

Price £315,000 Freehold

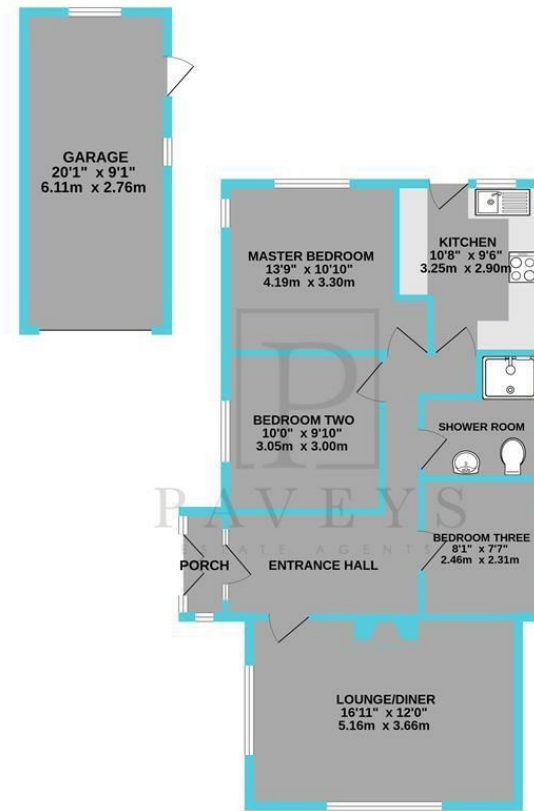


PAVEYS
ESTATE AGENTS

Paveys are delighted to bring to the market this DETACHED BUNGALOW with LARGE REAR GARDEN & AMPLE OFF ROAD PARKING positioned in the village of Kirby Cross. This spacious detached bungalow has an attractive lounge diner with fireplace, kitchen, three well appointed bedrooms and a fully fitted shower room. The rear garden measures an impressive 110ft with large lawn area, two patio areas and access to the detached garage. The driveway offers off road parking for numerous vehicles. Kirby Cross has many amenities including a doctors surgery, recreation ground (for bowls, tennis and cricket), Tesco store, pharmacist, popular fish and chip shop, hairdressers and Parkers Garden Centre with attached coffee shop and restaurant. There are excellent transport links nearby including bus and rail services. The gorgeous beach at Frinton on Sea is a short distance away. Call Paveys to arrange your appointment to view.



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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 ₂ emissions	
83	67		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PORCH

Double glazed double doors to side aspect, UPVC double glazed doors and matching side panels to Entrance Hall.

ENTRANCE HALL

Laminate flooring, coved ceiling, radiator.

LOUNGE DINER 16'11 x 12' (5.16m x 3.66m)

Double glazed windows to front and side aspects, fitted carpet, coved ceiling, feature fireplace with surround and hearth, TV point, radiator.

KITCHEN 10'8 x 9'6 (3.25m x 2.90m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven, gas hob, fitted extractor, space for under counter fridge, space and plumbing for washing machine, cupboard housing wall mounted Worcester boiler (not tested by Agent). Double glazed window and door to rear, laminate flooring, part tiled walls,

MASTER BEDROOM 13'9 x 9'10 (4.19m x 3.00m)

Double glazed windows to rear and side aspects with views over the garden, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10' x 9'10 (3.05m x 3.00m)

Double glazed window to side, fitted carpet, radiator.

BEDROOM THREE 8'1 x 7'7 (2.46m x 2.31m)

Double glazed window to side, laminate flooring, radiator.

SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin and double shower cubicle with sliding doors. Double glazed windows to side, non slip flooring, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Generous driveway leading to the Garage providing ample off road parking. Shingled borders with pretty flowers and shrubs, retaining wall, exterior lighting, gated access to rear garden.

OUTSIDE REAR

A delightful garden measuring approximately 110ft with the majority being laid to lawn with shingled flower and shrub beds and retaining panel fencing. Two large patio areas, shingled garden area to the rear of the garden with summer house. Access to the garage, outside tap, exterior lighting, gated access to the front.

DETACHED GARAGE 20'1 x 0'1 (6.12m x 0.03m)

Up and over door, pitched and tiled roof, double glazed courtesy door to rear garden, double glazed windows to side, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: D

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.