



27, Upper Third Avenue  
Frinton-On-Sea, CO13 9LJ

Price £725,000 Freehold

A rare opportunity to acquire this IMPRESSIVELY SPACIOUS DETACHED CHALET BUNGALOW with STUNNING COUNTRYSIDE VIEWS TO GREAT HOLLAND & BEAUTIFUL WEST FACING GARDEN. This beautifully presented property benefits from 2578 sq ft of accommodation with three inviting reception rooms, all with views over the garden, kitchen breakfast room, three ground floor double bedrooms, spacious entrance hall and shower room. Upstairs are a further two double bedrooms, bathroom and separate cloakroom. The charming rear garden is laid to lawn and stocked with variety of established flowers and shrubs. There is an in and out driveway to the front of the property with access to the garage. Positioned in the sought after "Upper Avenues" and close to Frinton Railway Station, Frinton Cricket Club, the beach and Connaught Avenue, this property really does have it all!!! Call Paveys to arrange your appointment to view!



| Energy Efficiency Rating                    | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 74        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

ENTRANCE PORCH

Feature stained glass double doors and side panels to front, fitted carpet, radiator.

ENTRANCE HALL

Glazed door and matching side panels to spacious Entrance Hall, fitted carpet, built in airing cupboard, built in double cloaks cupboard, stair flight to First Floor, under stairs storage cupboard, radiator.

LOUNGE 19'3 x 14'7 (5.87m x 4.45m)

Double glazed double doors and full height panels to rear garden, double glazed window and door to front, tiled flooring, coved ceiling, exposed brick walls, glazed double doors to Sitting Room, TV point, radiator.

SITTING ROOM 17'1 x 12'9 (5.21m x 3.89m)

Double glazed bay window to rear overlooking the garden, fitted carpet, feature brick built fireplace with tiled hearth, inset wood burner, walls lights, open access to Dining Room, radiator.

DINING ROOM 17'1 x 11'5 (5.21m x 3.48m)

Double glazed double doors and matching side panels to rear garden, fitted carpet, radiator.

KITCHEN BREAKFAST ROOM 17'5 x 16'4 (5.31m x 4.98m)

Over and under counter units, marble work tops, inset under mount sink with mixer tap, matching island unit with cupboards and drawers beneath. Built in Bosch double oven, electric hob, extractor hood, integrated dishwasher, space for American style fridge freezer. Double glazed bay window to rear overlooking the garden, double glazed windows to rear and side aspects, tiled flooring, smooth ceiling, spot lights. Utility cupboard with window to the side, UPVC double glazed door to side, smooth ceiling, sport lights, two built in cupboards, upright radiator.

MASTER BEDROOM 15'8 x 13'6 (4.78m x 4.11m)

Double glazed bay window to front, double glazed stained glass window to side, laminate flooring, radiator.

BEDROOM FOUR 12'9 x 12'1 (3.89m x 3.68m)

Double glazed bay window to front, double glazed stained glass window to side, laminate flooring, radiator.

BEDROOM FIVE 12'9 x 12'2 (3.89m x 3.71m)

Double glazed window to side, laminate flooring, fitted sideboard and built in cupboards, spot light, radiator.

CLOAKROOM/SHOWER ROOM

White suite comprising low level WC, wall mounted wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, tiled splash back, heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed stained glass windows to side, fitted carpet, coved ceiling, loft hatch, radiator.

BEDROOM TWO 18'8 x 15'4 (5.69m x 4.67m)

Double glazed window to rear with beautiful Westerly views over open farmland to Great Holland Church, laminate flooring, door to eaves storage, radiator.

BEDROOM THREE 17'5 x 11' (5.31m x 3.35m)

Double glazed window to front, laminate flooring, built in wardrobe with sliding doors, radiator.

CLOAKROOM

White low level WC. Double glazed stained glass window to side, LVT flooring, radiator.

BATHROOM

White suite comprising pedestal wash hand basin, freestanding bath tub and enclosed shower cubicle with rainwater shower head. Double glazed window to front, LVT flooring, spot lights, extractor fan, door to eaves storage, fitted cupboard, heated towel rail.

OUTSIDE FRONT

Extensive block paved in and out driveway, access to the garage, retaining panel fencing, gated access to rear. exterior lighting.

OUTSIDE REAR

A beautifully, established Westerly facing garden with generous patio area and paved pathways to the rear of the garden. Central lawn area with several raised flower and shrub beds, timber summer house, timber sheds, green house, outside tap, mature trees, raised fish pond, outside tap, access to garage, gated access to front.

GARAGE 18'7 x 8'9 (5.66m x 2.67m)

Up and over door, power and light connected (not tested by Agent), two windows to side, courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: F

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.