

4, Newport Way

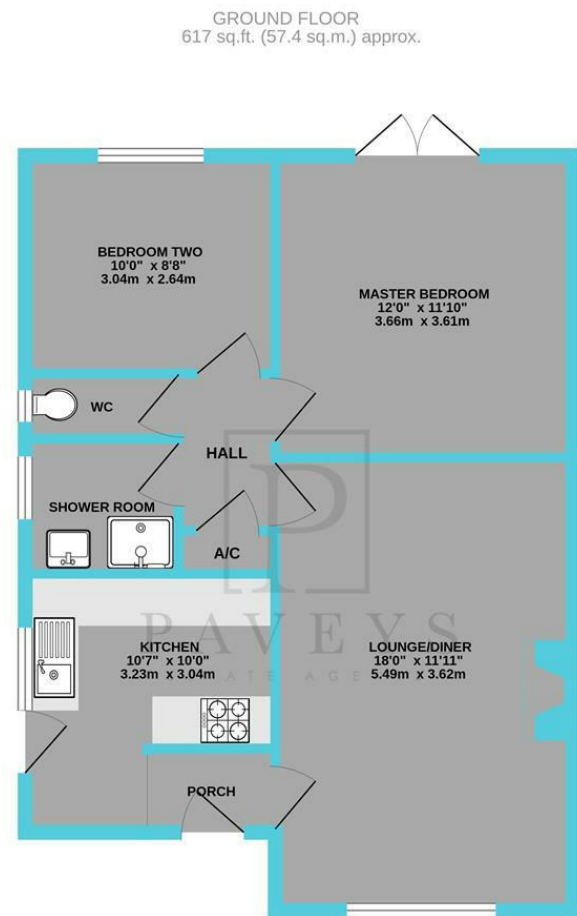
Frinton-On-Sea, CO13 0BW

Price £265,000 Freehold



PAVEYS
ESTATE AGENTS

New to the market is this SEMI DETACHED BUNGALOW located in a peaceful tree lined road a short distance from Pedlars Wood and the seafront in Frinton-on-Sea. Newport Way is a popular road positioned on the outskirts of Frinton-on-Sea and within easy reach of Frinton Recreation Park, transport links, shops and Central Avenue with direct access to the pretty beach. Keys features include a lounge diner, kitchen, two double bedrooms, bathroom and separate cloakroom. There is a very private and un overlooked rear garden with patio area and gravel driveway to the front providing off road parking. An early viewing is advised. Call Paveys today to arrange a viewing.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 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.
Made with Metropac 02025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	68		(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

PORCH

UPVC double glazed entrance door to front aspect, laminate flooring, door to Lounge Diner.

LOUNGE DINER 18' x 11'11" (5.49m x 3.63m)

Double glazed window to front, laminate flooring, coved ceiling, feature brick fireplace with electric fire inset (not tested by Agent), TV point, radiator.

INNER HALL

Laminate flooring, built in airing cupboard housing Ideal Logic boiler (not tested by Agent).

KITCHEN 10'7 x 10' (3.23m x 3.05m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Gas double oven with hob, space and plumbing for washing machine, space for fridge freezer. Double glazed door and window to side, laminate flooring, part tiled walls, radiator.

MASTER BEDROOM 12' x 11'10" (3.66m x 3.61m)

Double glazed double doors to rear garden, laminate flooring, radiator.

BEDROOM TWO 10' x 8'8" (3.05m x 2.64m)

Double glazed window to rear, laminate flooring, radiator.

SHOWER ROOM

Suite comprising vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, laminate flooring, fully tiled walls, radiator.

CLOAKROOM

Double glazed window to side, laminate flooring.

OUTSIDE FRONT

Gravel driveway to the front of the Garage providing ample off road parking. Lawn area with retaining hedgerow, and shrub borders.

OUTSIDE REAR

A very private and un overlooked rear garden, patio area, lawn area bordered by shrubs and plants, panel fencing, gravel bed to the rear of the garden. Paved side garden with gravel bed.

DETACHED GARAGE

Up and over door, window to rear, courtesy door to side garden.

IMPORTANT INFORMATION

Council Tax Band: C

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.