

REDUCED

£285,000 Freehold



42 Stallards Crescent, Kirby Cross, Frinton-on-Sea, Essex. CO13 0TN

- Two Bedroom Detached Bungalow
- Rear Facing Lounge/Diner
- Gas Central Heating & Double Glazed Throughout
- Bathroom & Separate Cloakroom
- Front & Rear Gardens
- Driveway & Garage
- Close To Connaught Avenue & The Triangle
- No Onward Chain - Keys To View



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located in the popular FRIETUNA AREA, My Moving Places have the pleasure in bringing to market this TWO BEDROOM DETACHED BUNGALOW. Internally the Entrance Hall runs centrally with both Bedrooms located at the front, the Bathroom and Cloakroom behind bedroom two with the Kitchen/Diner and Lounge overlooking the Garden. Externally to the Front a Driveway for Two Vehicles leading to the Garage with the remainder with decorative shrubs and to the Rear a Private Garden. The position of this home is ideal for anyone wanting to be close to Frinton's Connaught Avenue, Triangle Shopping and other local amenities. A viewing will be essential to see the generous room sizes of this well proportioned home.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

UPVC obscure double glazed entrance door, storage cupboard, radiator, fitted carpet.

MASTER BEDROOM

14' 8" x 9' 9" (4.47m x 2.97m) Double glazed box bay to front aspect, radiator, fitted carpet.

BEDROOM TWO

10' 3" x 7' 11" (3.12m x 2.41m) Double glazed window to front aspect, radiator, fitted carpet.

CLOAKROOM

White low level WC and vanity wash hand basin. Obscure double glazed window to side aspect, part tiled walls, radiator, vinyl flooring.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin. Obscure double glazed window to side aspect, airing cupboard housing hot water tank, radiator, fitted carpet.

LOUNGE

16' 0" x 10' 4" (4.88m x 3.15m) Double glazed patio doors to rear, radiator, fitted carpet.

KITCHEN

11' 8" x 10' 9" (3.56m x 3.28m) Range of matching eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer unit. Space for gas cooker with extractor over, space and plumbing for washing machine. Double glazed window to rear aspect, double glazed UPVC door to garden, radiator, vinyl flooring.

EXTERIOR

GARDEN

To the Front: Block paved pathway leading to front door with remainder singled with decorative shrubs. Driveway leading to Garage providing off road parking for two vehicles.

To the Front: Paved patio, second patio behind garage with remainder laid to lawn, flower and shrub borders. Outside lighting, outside tap. Access to front via side gate.

GARAGE

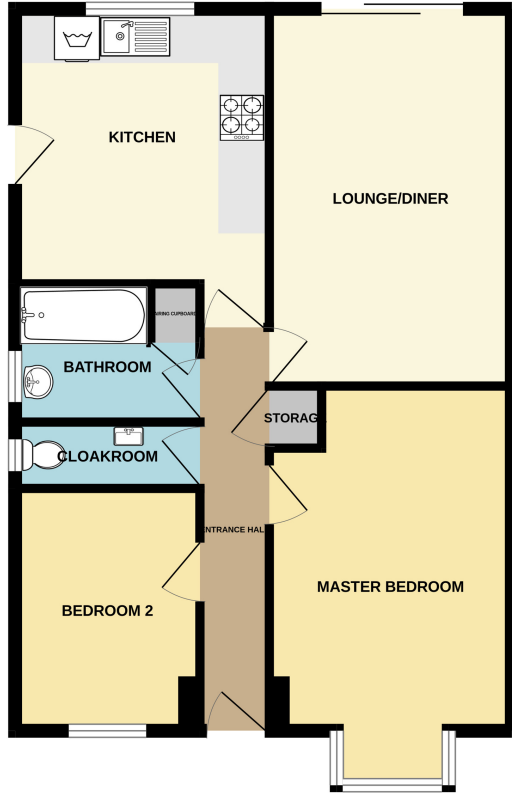
Up and over door, power and light.



FLOORPLAN & EPC

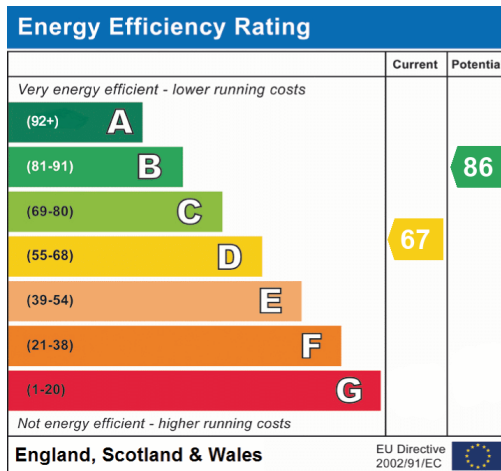


ACCOMMODATION



STALLARDS CRESCENT

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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