

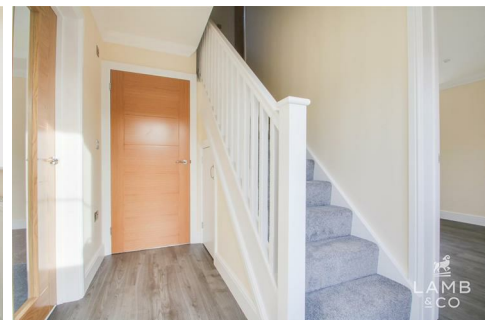


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FIFTH AVENUE, FRINTON-ON-SEA, CO13 9LQ

PRICE £399,995

A rare opportunity to acquire this brand new, bespoke detached house, located inside the Frinton gates, on the sought after Fifth Avenue. The property benefits from; luxury fitted kitchen, off road parking for two vehicles, and an en-suite to master bedroom.

- Two Double Bedrooms
- Inside Frinton Gates
- Off-Road Parking for 2 Cars
- New Build
- High Specification
- En-Suite
- Anticipated Completion September
- EPC TBC
- Ground Floor WC



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Heading

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALLWAY:

KITCHEN:

15'6 x 12'8 (4.72m x 3.86m)



LOUNGE:

16'3 x 10'2 (4.95m x 3.10m)



WC:

5'8 x 4'10 (1.73m x 1.47m)

BEDROOM ONE:

15'6 x 12'11 (4.72m x 3.94m)

EN-SUITE:

BEDROOM TWO:

15'6 x 10'4 (4.72m x 3.15m)

BATHROOM

6'5 x 5'6 (1.96m x 1.68m)



FRONT:



OUTSIDE REAR:

ADDITIONAL INFORMATION

Council Tax Band: TBC

Heating: Gas central heating

Seller's Position: Vacant

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017

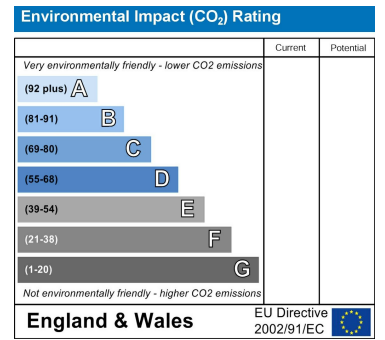
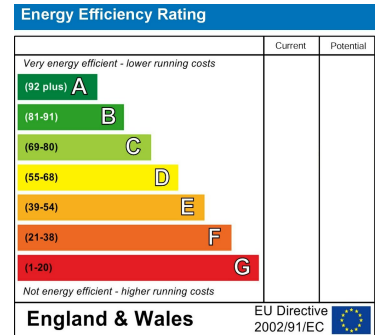
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



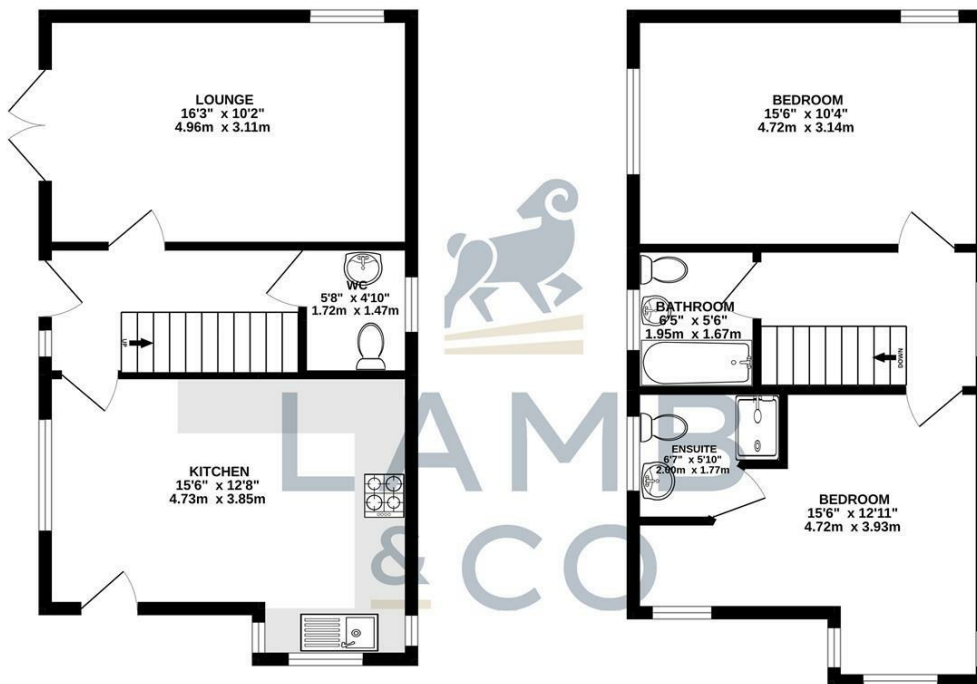
EPC Graphs



Floorplan

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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