



LAMB & CO

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## OLD ROAD, FRINTON-ON-SEA, CO13 9DB GUIDE PRICE £375,000

**\*\* COMING SOON! GUIDE PRICE £375,000 - £400,000 \*\*** Welcome to 'Fisherman's Cottage', a spacious semi-detached property located inside Frinton 'Gates' benefiting from no onward chain. The property requires some modernisation but is currently being re-painted throughout. Accommodation comprises; two reception rooms, large kitchen/diner, ground floor WC, three first floor bedrooms and a family bathroom.

- Three Bedrooms
- Central Frinton Location
- Close to Shops & Beach
- Parking To Rear
- No Onward Chain
- EPC D
- Refurbishment Required
- Full Details Coming Soon

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALL

LOUNGE

SITTING ROOM

LOBBY

WC

KITCHEN/DINER

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

PARKING

REAR YARD

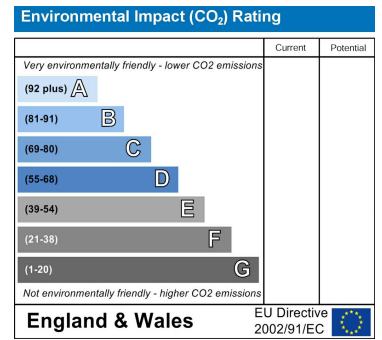
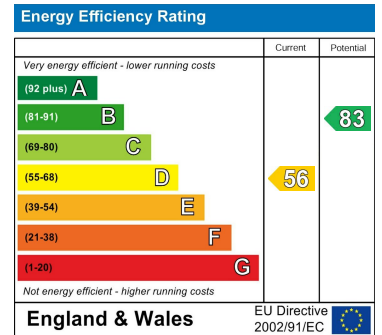
SIDE GARDEN



## Map

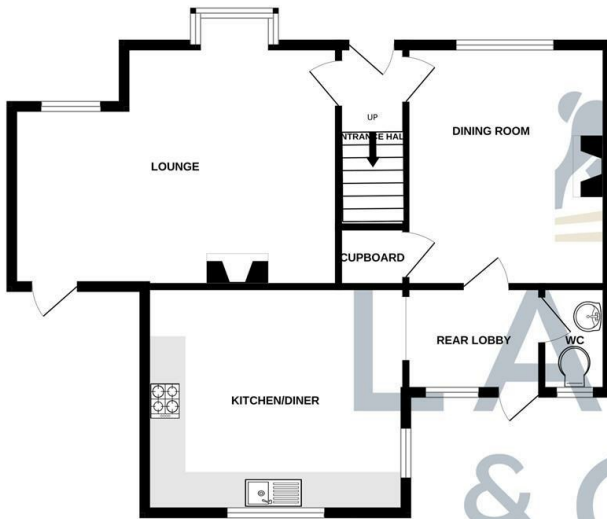


## EPC Graphs

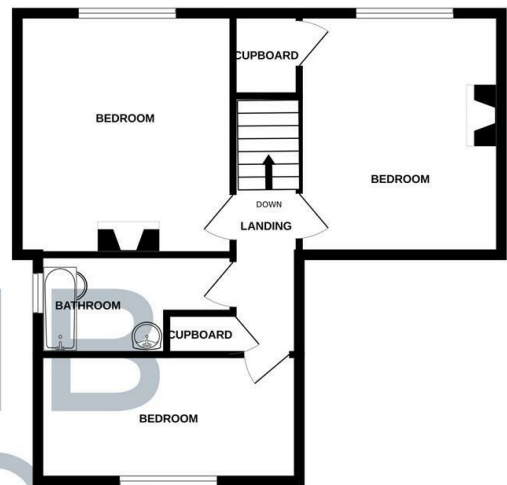


## Floorplan

GROUND FLOOR



1ST FLOOR



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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