

8, Eton Road  
Frinton-On-Sea, CO13 9JA

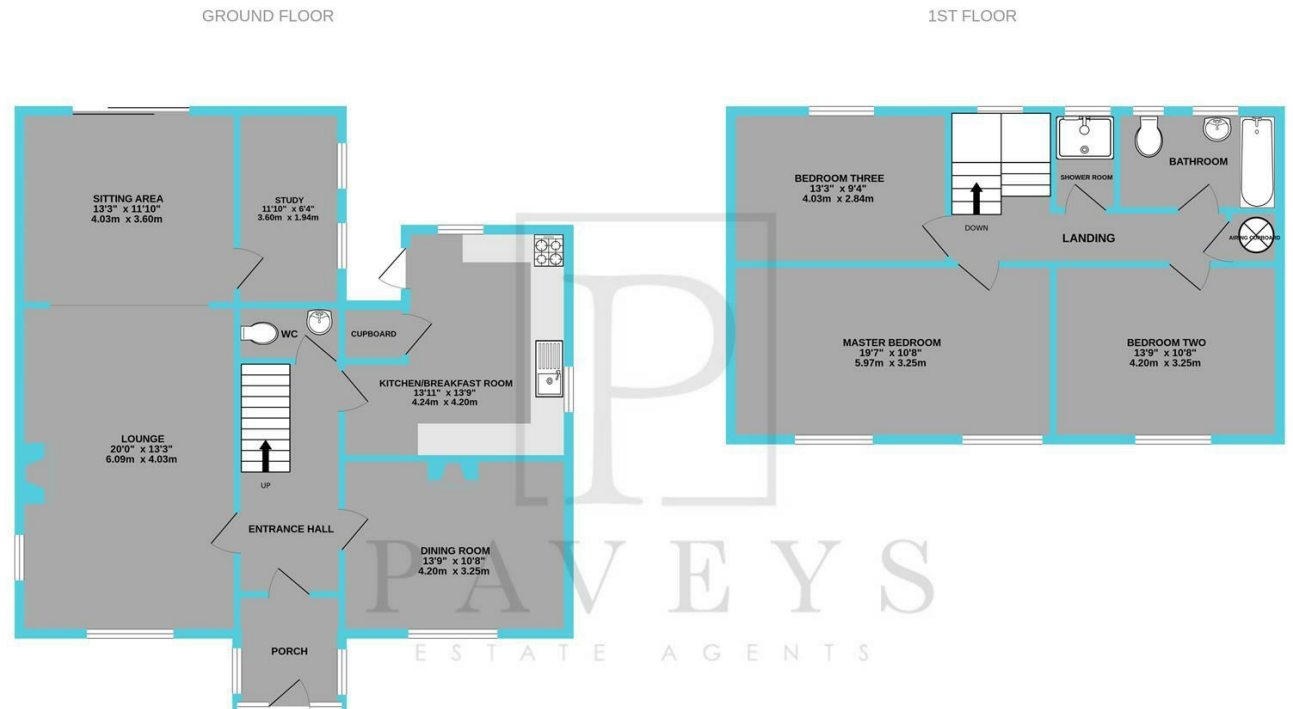
Offers in excess of £625,000 Freehold



PAVEYS  
ESTATE AGENTS



"Cumnor" is a DETACHED 1930's FAMILY HOME located in the DESIRABLE COLLEGE ROADS within the Frinton-on-Sea gates and within a short stroll to Frinton's beautiful beach and greensward. This much loved family home will be sold with NO ONWARD CHAIN and has beautiful gardens to the front and rear, a large garage and ample off road parking. The ground floor has a large lounge with adjoining sitting area, separate dining room (potential fourth bedroom), kitchen breakfast room, study and cloakroom. On the first floor is the large master bedroom, two further double bedrooms, family bathroom and separate shower room. Eton Road is charming tree lined road that leads to the seafront and is conveniently positioned within easy reach of Connaught Avenue, rail services to Colchester & London and local schools. An early viewing is advised in order to appreciate this property and its location. Call Paveys today to arrange a viewing.



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	74
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	48
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) <b>A</b>	74
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	48
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#### PORCH

Glazed door to front aspect, glazed windows to front and side aspects, pitched and tiled roof, tiled flooring.

#### ENTRANCE HALL

Glazed door to Entrance Hall, fitted carpet, stair flight to First Floor, radiator.

#### CLOAKROOM

Low level WC and wall mounted wash hand basin. Tiled flooring, extractor fan, radiator.

#### LOUNGE 20' x 13'3 (6.10m x 4.04m)

Double glazed French doors and windows to front, double glazed windows to side, fitted carpet, brick built fireplace with surround, open access to Sitting Area, wall lights, TV point radiators.

#### SITTING AREA 13'3 x 11'10 (4.04m x 3.61m)

Double glazed sliding patio doors to rear garden, fitted carpet, wall lights, radiator.

#### STUDY 11'10 x 6'4 (3.61m x 1.93m)

Two double glazed windows to side, fitted carpet, radiator.

#### KITCHEN BREAKFAST ROOM 13'11 x 13'9 (4.24m x 4.19m)

Over and under counter units, display shelving, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level double oven, gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for fridge freezer. Double glazed window to side, double glazed door to rear, single glazed windows to rear, vinyl flooring, tiled splash backs, built in cupboard, radiator.

#### DINING ROOM 13'9 x 10'8 (4.19m x 3.25m)

Double glazed windows to front and side aspects, fitted carpet, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, loft access, built in airing cupboard, radiator.

##### MASTER BEDROOM 19'7 x 10'8 (5.97m x 3.25m)

Two double glazed windows to front, fitted carpet, range of bedroom furniture including wardrobes and dressing table, vanity wash hand basin, radiator.

##### BEDROOM TWO 13'9 x 10'8 (4.19m x 3.25m)

Double glazed windows to front and side aspects, fitted carpet, vanity wash hand basin, radiator.

##### BEDROOM THREE 13'3 x 9'4 (4.04m x 2.84m)

Double glazed window to rear, fitted carpet, radiator.

#### BATHROOM

Four piece suite comprising low level WC, pedestal wash hand basin, bidet and bath with shower attachment over. Two double glazed windows to rear, fitted carpet, tiled walls, radiator.

#### SHOWER ROOM

Double glazed window to rear, enclosed and fully tiled shower cubicle with wall mounted shower.

#### OUTSIDE FRONT

Good size front garden with retaining hedgerow, lawn area with flower and shrub borders and beds, gravel driveway providing ample parking for four vehicles, double gates giving access to the Garage and rear garden.

#### OUTSIDE REAR

A beautiful secluded rear garden commencing with a paved patio area, lawn area with flower and shrub borders and beds, retaining hedge to the rear of the garden, feature pond, small summer house, panel fencing, courtesy door to garage, gated access to front.

#### DETACHED GARAGE 26'8 x 8'8 (8.13m x 2.64m)

Up and over door, power and light connected (not tested), pitched and tiled roof, courtesy door to rear garden.

#### IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

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 2003

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.