

Holly Cottage, 79, Pole Barn Lane

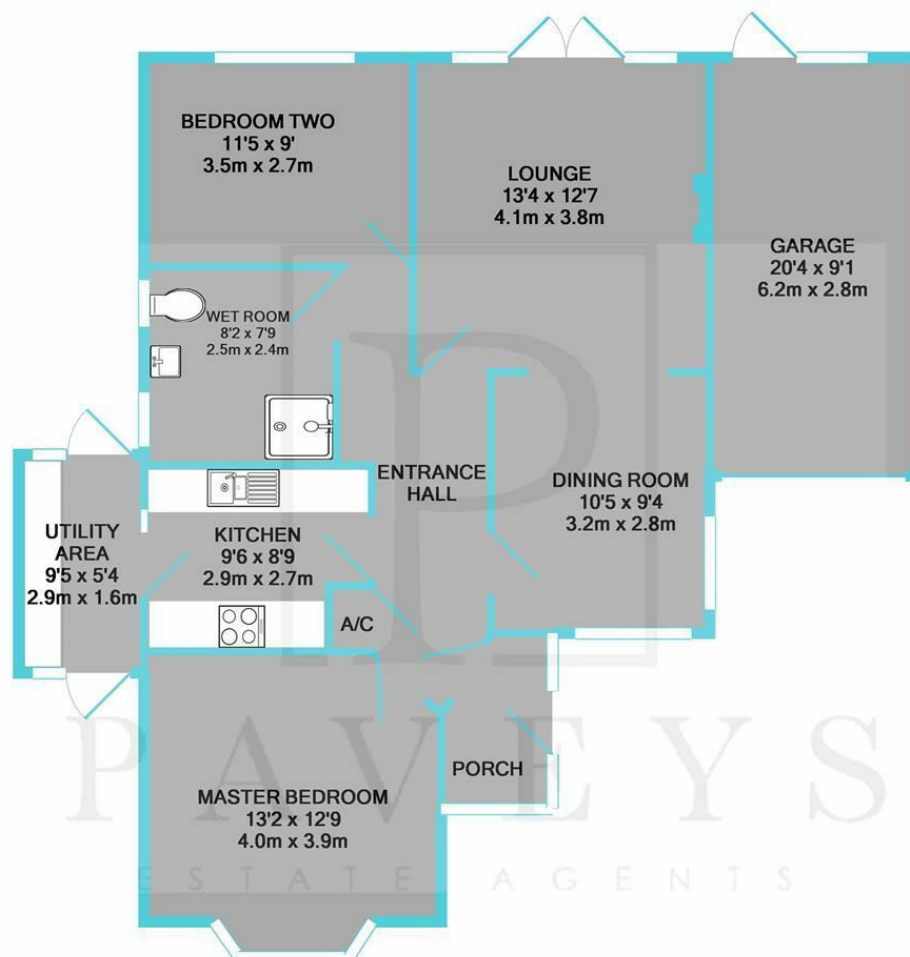
Frinton-on-Sea, CO13 9NQ

Guide price £375,000 Freehold



PAVEYS
ESTATE AGENTS

*** GUIDE PRICE £375,000 - £400,000 *** HOLLY COTTAGE is a TWO DOUBLE BEDROOM DETACHED BUNGALOW with ESTABLISHED SOUTH FACING REAR GARDEN located within walking distance to Frinton's beautiful beach and greensward. Key features include a bright and sunny open plan lounge and dining room with French doors to the rear garden, kitchen with attached utility area, two double bedrooms and a fully fitted wet room. Externally there is a private and well maintained South facing rear garden, front garden with off road parking and garage. The property is centrally positioned close to all amenities including Caradoc Doctors Surgery, Connaught Avenue and Frinton Railway Station. An early viewing is advised in order to appreciate the location of this property. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENTRANCE PORCH 7'3 x 4'4 (2.21m x 1.32m)

Double glazed entrance door with inset frosted glass to front aspect, double glazed windows to front and side aspects, Karndean flooring.

ENTRANCE HALL

Double glazed composite door to Entrance Hall, Karndean flooring, smooth and coved ceiling, loft access, airing cupboard housing wall mounted combination boiler (not tested), radiator.

LOUNGE 13'4 x 12'7 (4.06m x 3.84m)

Double glazed French doors to rear garden with double glazed windows either side, Karndean flooring, smooth and coved ceiling, feature fireplace with surround and gas fire inset (not tested), wall lights, radiator. Open plan to Dining Room.

DINING ROOM 10'5 x 9'4 (3.18m x 2.84m)

Double glazed windows to front and side aspects, Karndean flooring, smooth and coved ceiling, radiator.

KITCHEN 9'6 x 8'9 (2.90m x 2.67m)

Modern cream high gloss over and under counter units, straight edge work surface inset white 1 and 1/2 bowl sink and drainer with mixer tap. Built in double Bosch oven and Neff electric hob with extractor over, integrated washing machine and dishwasher, space for fridge/freezer. Double glazed door and window to rear leading to Utility Lobby, tiled flooring, smooth ceiling with spotlights inset, tiled splash backs, under unit lighting.

LOBBY 9'5 x 5'4 (2.87m x 1.63m)

UPVC double glazed construction with part brick. Double glazed windows to front and rear, double glazed doors to front and rear, poly carb roof. Range of cream high gloss under counter units, straight edge work surfaces, tiled splash backs, space for tumble dryer, radiator.

MASTER BEDROOM 13'2 x 12'9 (4.01m x 3.89m)

Double glazed bay window to front, fitted carpet, range of fitted wardrobes with over bed storage radiator.

BEDROOM TWO 11'5 x 9' (3.48m x 2.74m)

Double glazed window to rear overlooking the garden, fitted carpet, smooth and coved ceiling, radiator.

WET ROOM 8'2 x 7'9 (2.49m x 2.36m)

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower cubicle. Two double glazed windows to side, fully tiled walls, tiled floor with underfloor heating, smooth ceiling with spotlights inset, heated towel rail.

OUTSIDE FRONT

Lawn area bordered by well stocked flower and shrub borders and beds, driveway leading to garage, gated access to rear.

OUTSIDE REAR

A private and well maintained South facing rear garden, laid to lawn with a paved patio area, mature trees and hedgerow borders, well stocked flower beds, gated access to front.

GARAGE 20'2 x 9'1 (6.15m x 2.77m)

Fitted with an up and over door, power and light connected (not tested), wooden glazed door and window to rear.

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. Note: the floorplans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

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