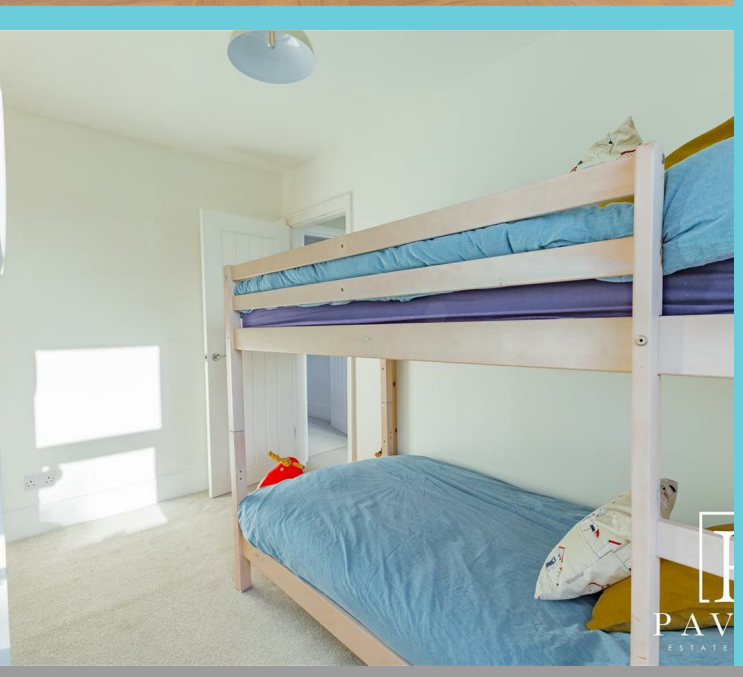
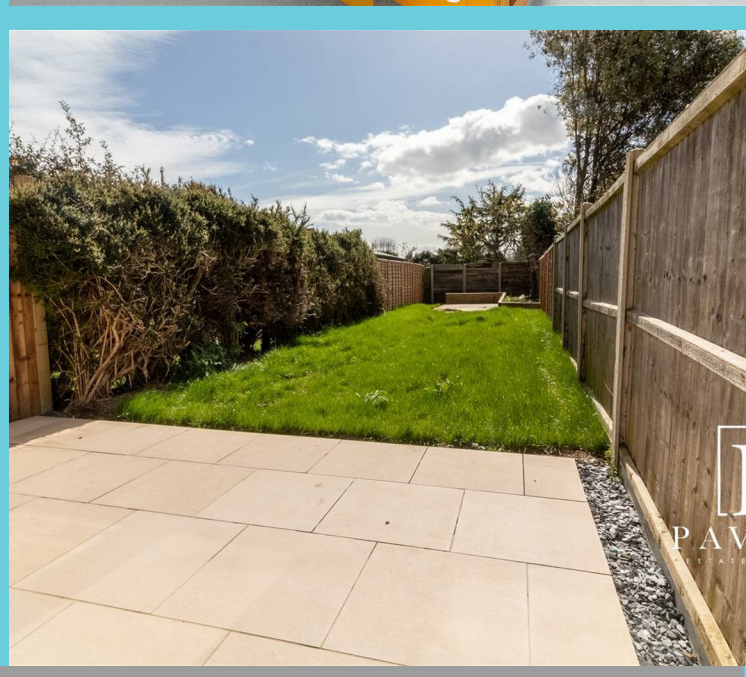
PAVEYS
ESTATE AGENTS

35, Pole Barn Lane

Frinton-On-Sea, CO13 9NH

Price £289,995 Freehold





110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

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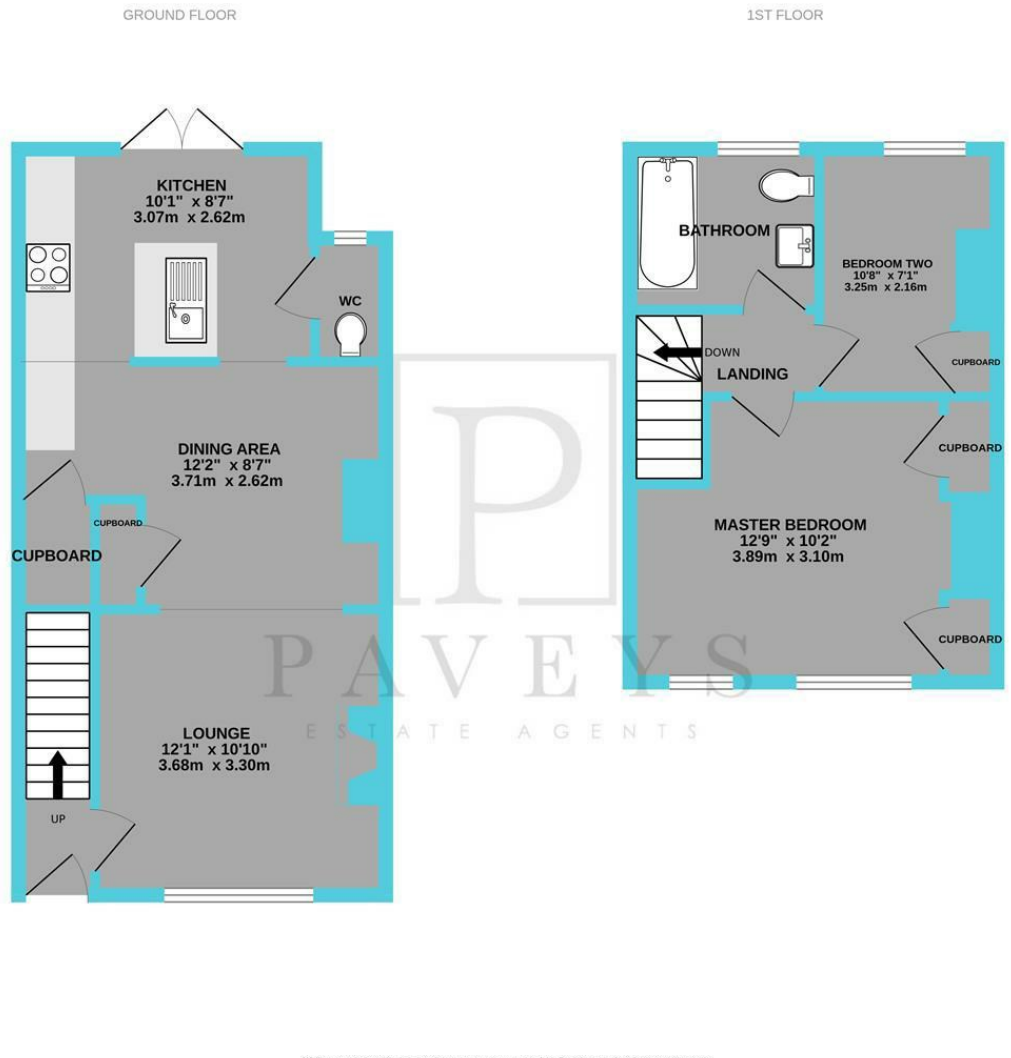
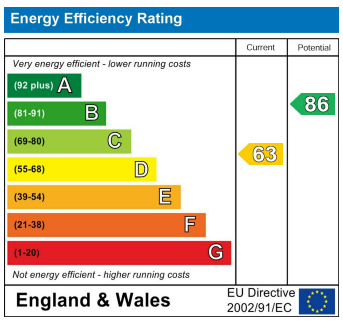
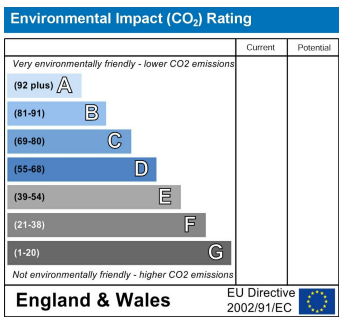
NO ONWARD CHAIN
A CHARMING TERRACED CHARACTER PROPERTY with OPEN PLAN MODERN INTERIOR located a short walk from Frinton's beach and greensward. The entire ground floor has been opened up to create fresh open plan space which is enhanced by the natural light from the South facing garden. The property is further enhanced by a newly fitted kitchen with integrated appliances, feature wood burner in the lounge, newly fitted cloakroom and bathroom and new flooring throughout. The property has been completely re-plastered, re-wired and re-plumbed and has a new central heating system. The South facing rear garden is laid to lawn with a new patio. There is off road parking to the front. The shops and cafes in Connaught Avenue, Frinton Railway Station and other local amenities are all close by. *** There is an option to purchase this property fully furnished *** An internal viewing is highly recommended. Call Paveys 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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ENTRANCE HALL
Oak entrance door to front aspect, herringbone wood flooring, stair flight to First Floor, upright radiator.

LOUNGE AREA 12'1 x 10'10 (3.68m x 3.30m)
Double glazed window to front, herringbone wood flooring, smooth ceiling, fireplace recess with inset log burner, built in storage cupboard, open access to Dining Area, radiator.

DINING AREA 12'2 x 8'7 (3.71m x 2.62m)
Herringbone wood flooring, smooth ceiling, spot lights, built in under stairs cupboard, open access to Kitchen.

KITCHEN 10'1 x 8'7 (3.07m x 2.62m)
Newly fitted white fronted over and under counter units, matching sink unit and full height cupboard, square edge worktops, inset sink and drainer with mixer tap. Range of integrated appliances including built in eye level oven, four ring electric hob with extractor hood over, fridge freezer, washing machine and slimline dishwasher. Double glazed French doors leading to the South facing rear patio and garden, herringbone wood flooring, smooth ceiling, spot lights, feature shelving, part tiled walls, upright radiator.

CLOAKROOM
Double glazed window to rear, modern white low level WC and with integrated vanity wash hand basin above with mixer tap. Tiled flooring, wall mounted sensor light mirror, heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, smooth ceiling, access to loft housing newly installed combination boiler (not tested).

MASTER BEDROOM 12'9 x 10'2 (3.89m x 3.10m)
Two double glazed windows to front, fitted carpet, two fitted wardrobes, built in cupboard, radiator.

BEDROOM TWO 10'8 x 7'1 (3.25m x 2.16m)
Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BATHROOM
Newly fitted white suite comprising low level WC, pedestal wash hand basin and bath with shower and glass screen over. Double glazed frosted glass window to rear, tiled flooring, part tiled walls, wall mounted sensor light window, chrome heated towel rail.

OUTSIDE FRONT
Shingle driveway providing off road parking.

OUTSIDE REAR
South facing garden with newly laid patio area, lawn area with retaining panel fencing, raised flower bed, exterior lighting. To the rear of the garden is a gate which gives access to a walkway to Hadleigh Road.

AGENTS NOTES
There is an option to purchase this property fully furnished.

The property is sold with Possessory Title. An Indemnity Policy will be provided via the solicitors.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating:
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.