

52, Old Road
Frinton-On-Sea, CO13 9BZ

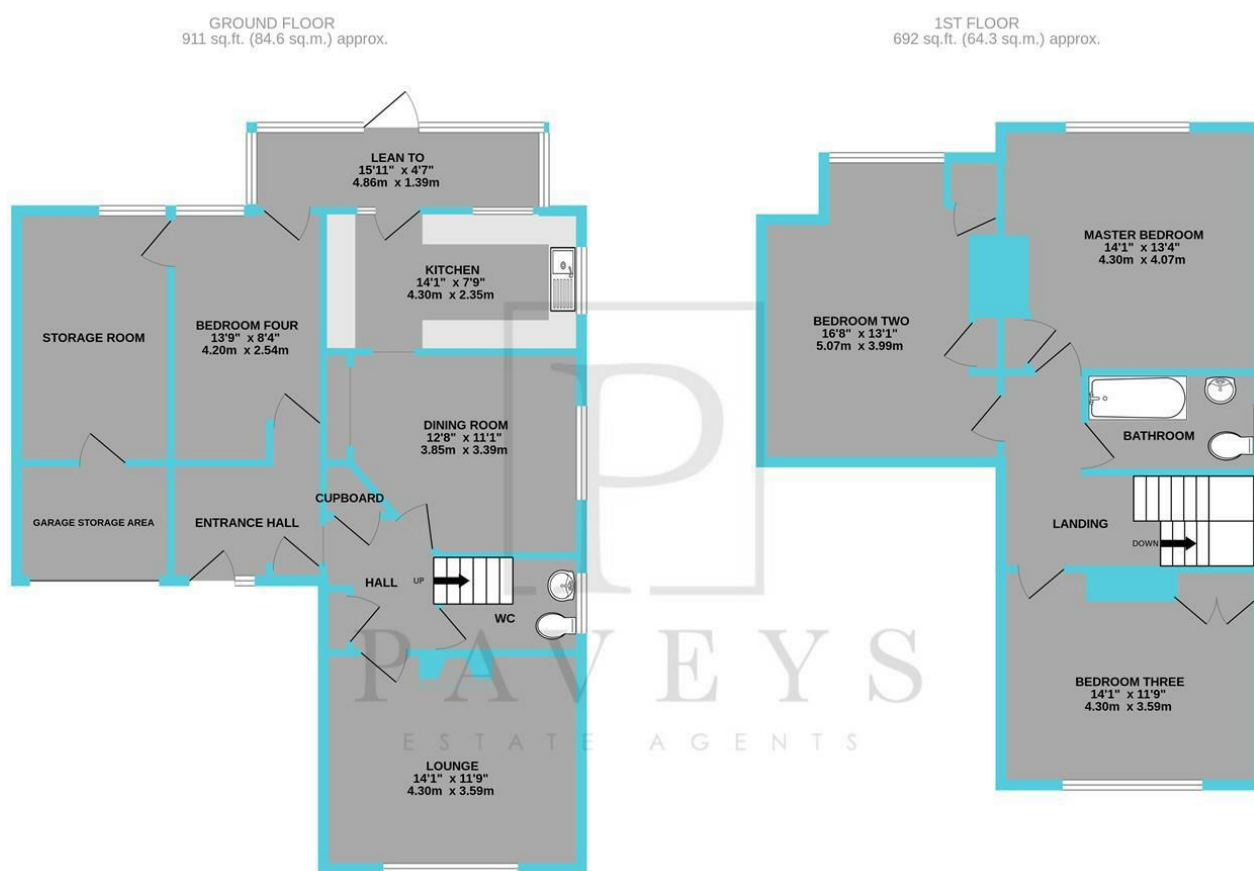
Price £535,000 Freehold



PAVEYS
ESTATE AGENTS


~~~~~ AVAILABLE TO VIEW NOW - WE HAVE KEYS ~~~~~

"Monterey" is an ATTRACTIVE OLDER STYLE DETACHED RESIDENCE with LARGE REAR GARDEN and NO ONWARD CHAIN located in the heart of Frinton-on-Sea with views over St Mary's Parish Church and within a short walk to the beautiful beach and Connaught Avenue. This much loved family home offers a wealth of spacious accommodation along with a wealth of character features including a beautiful original parquet flooring in the lounge, dining room and inner hall. Internally the property offers two reception rooms, kitchen, ground floor double bedroom with attached dressing room, three first floor double bedrooms and bathroom. The large rear garden is laid to lawn with a patio area and mature planting. The front garden provides ample off road parking. Frinton's library, tennis club, cricket club and golf club are all close by. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 1603 sq.ft. (149.0 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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| Energy Efficiency Rating                                          |                         |
|-------------------------------------------------------------------|-------------------------|
| Current                                                           | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> | 72                      |
| (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                       |                         |
| 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<br>(92 plus) <b>A</b> | 72                      |
| (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                       |                         |
| England & Wales                                                                       | EU Directive 2002/91/EC |

#### ENTRANCE HALL

Composite entrance door to front aspect, double glazed window to front, fitted carpet, coved ceiling, built in cupboard, radiator.

#### INNER HALL

Fitted carpet, coved ceiling, built in cloaks cupboard, built in cupboard, radiator.

#### LOUNGE 14'1 x 11'9 (4.29m x 3.58m)

Double glazed window to front, fitted carpet, coved ceiling, feature fireplace with surround and hearth, TV point, radiator.

#### CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Double glazed window to side, tiled flooring, part tiled walls, radiator.

#### DINING ROOM 12'8 x 11'1 (3.86m x 3.38m)

Double glazed window to side, fitted carpet coved ceiling, serving hatch to Kitchen, radiator.

#### KITCHEN 14'1 x 7'9 (4.29m x 2.36m)

White fronted over and under counter units, work tops, inset sink and drainer. Kenwood gas double oven and hob with extractor over, space and plumbing for dishwasher, space, space and plumbing for washing machine, under counter fridge and freezer. Double glazed windows to rear and side aspects, UPVC double glazed door to Lean To, laminate flooring, coved ceiling, part tiled walls.

#### LEAN TO 15'11 x 4'7 (4.85m x 1.40m)

UPVC double glazed windows to all aspects with views over the garden, laminate flooring, poly carb roof, space for tumble dryer, door to Bedroom Four, power and light connected.

#### BEDROOM FOUR 13'9 x 8'4 (4.19m x 2.54m)

Double glazed window to rear, fitted carpet, coved ceiling, door to Dressing Room, radiator.

#### STORAGE ROOM 13'9 x 8'5 (4.19m x 2.57m)

Glazed window to rear, door to Garage Storage Area.

#### GARAGE STORAGE AREA

Up and over door, power and light connected (not tested by Agent).

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, loft access, radiator.

##### MASTER BEDROOM 14'1 x 13'4 (4.29m x 4.06m)

Double glazed window to rear with views over the garden, fitted carpet, radiator.

##### BEDROOM TWO 16'8 x 13'1 (5.08m x 3.99m)

Double glazed window to rear, fitted carpet, two built in cupboards, radiator.

#### BEDROOM THREE 14'1 x 11'9 (4.29m x 3.58m)

Double glazed window to front, fitted carpet, built in wardrobe, radiator.

#### BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower over. Double glazed window to side, vinyl flooring, vaulted ceiling, fully tiled walls, radiator.

#### OUTSIDE FRONT

A super sized front garden, laid to lawn with established plant and shrub borders, large driveway to the Garage providing ample off road parking, gated access to rear garden.

#### OUTSIDE REAR

A fantastic 80ft rear garden which is divided into two sections by mature hedgerows. The garden is predominantly laid to lawn with a patio area and stocked with a vast array of established planting. A side gate leads to the front.

#### INTEGRAL GARAGE STORAGE AREA

Up and over door, power and light connected (not tested by agent), door to Dressing Room.

#### IMPORTANT INFORMATION

Council Tax Band: E

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. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

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.