

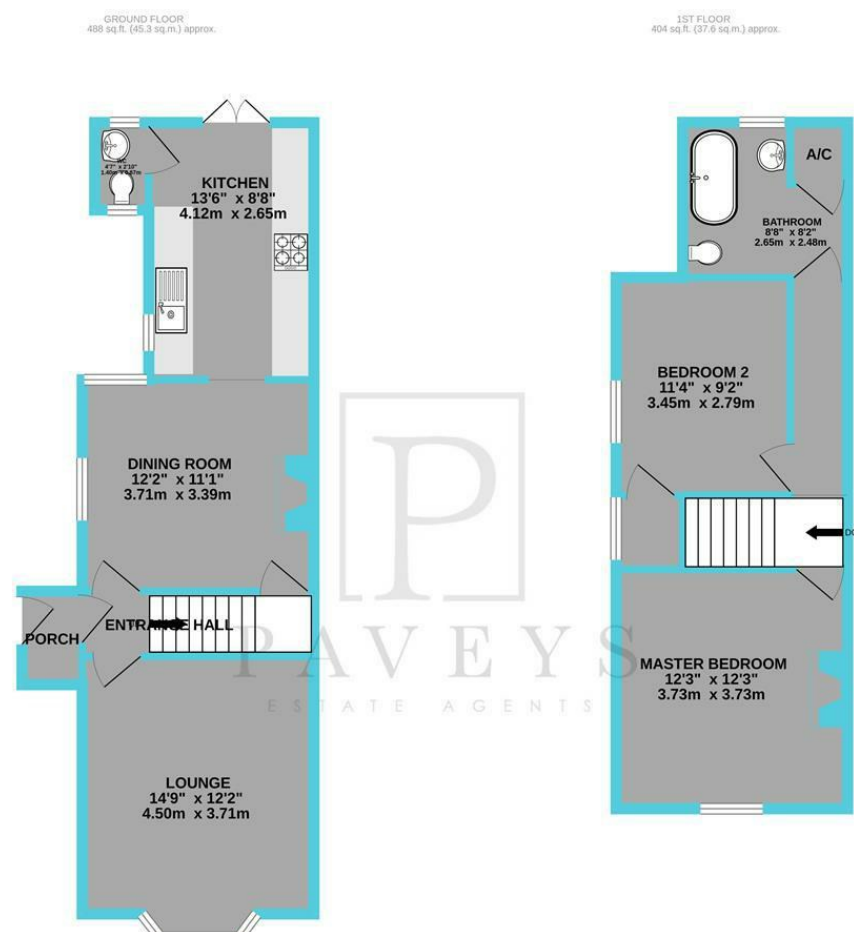
85, Hadleigh Road  
Frinton-On-Sea, CO13 9HU

Price £355,000 Freehold



PAVEYS  
ESTATE AGENTS

New to the market is this CHARMING CHARACTER PROPERTY with 100FT WEST FACING GARDEN located a short stroll from the Frinton's gorgeous beach and greensward. The property offers a wealth of original features and boasts two good size reception rooms with fireplaces, two double bedrooms, attractive kitchen with double doors to the garden, cloakroom and first floor bathroom. The pretty front and rear gardens are beautifully looked after and well stocked with flowers and shrubs. Hadleigh Road is a tree lined residential road positioned in the heart of Frinton-on-Sea and lies within easy reach of all amenities including Frinton Railway Station with services to Chelmsford and London Liverpool Street, local primary and secondary schools and Connaught Avenue which has a vast array of independent shops, cafes and restaurants as well as the local pub! Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) <b>A</b>			
(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			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential			
(92 plus) <b>A</b>					
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Not environmentally friendly - higher CO <sub>2</sub> emissions					
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EU Directive 2002/91/EC					

TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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### PORCH

Glazed entrance door, glazed windows to front and rear aspects.

### ENTRANCE HALL

Glazed sliding door to Entrance Hall. exposed floor boards, stair flight to First Floor, doors to Lounge & Dining Room.

### LOUNGE 14'9" x 12' (4.50m x 3.66m)

Sash bay window to front, fitted carpet, smooth and coved ceiling, feature exposed brick wall and cast iron fireplace with surround and tiled hearth, TV point, radiators.

### DINING ROOM 12'2" x 11'1" (3.71m x 3.38m)

Sash windows to rear and side aspects, exposed floor boards, smooth and coved ceiling, feature exposed brick wall and cast iron fireplace with surround and tiled hearth, under stairs cupboard, radiator.

### KITCHEN 13'6" x 8'9" (4.11m x 2.67m)

Modern shaker style under counter units with matching full height cabinets and pull out basket drawers, work tops, inset ceramic white sink and drainer with mixer tap. Integrated oven, gas hob with extractor hood over, integrated fridge freezer, integrated washing machine. Glazed double doors to rear garden, window to side, tiled flooring, smooth ceiling, spot lights, tiled splash backs, feature exposed brick wall, upright radiator.

### CLOAKROOM

White low level WC and vanity wash hand basin with cupboards beneath. Windows to front and rear aspect, tiled flooring, part tiled walls, wall mounted boiler (not tested by agent), coved ceiling, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Fitted carpet, loft access, radiator.

### MASTER BEDROOM 12'3" x 12'3" (3.73m x 3.73m)

Sash window to front, fitted carpet, smooth and coved ceiling, exposed brick fireplace recess with surround, radiator.

### BEDROOM TWO 11'4" x 9'3" (3.45m x 2.82m)

Sash window to side, fitted carpet, smooth and coved ceiling, recessed cupboard with sash window to side, radiator.

### BATHROOM

White suite comprising low level WC, pedestal wash hand basin and feature freestanding bath with mixer taps and shower over. Sash window to rear, tiled flooring, fully tiled walls, built in airing cupboard, radiator.

### OUTSIDE FRONT

Gravelled frontage with picket fencing, established flower and shrubs, gated access to rear garden.

### 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.

### OUTSIDE REAR

A large and established West facing garden with good size patio area, the remainder is laid to lawn with shingled beds, mature flower and shrub borders, panel fencing, further hard standing area to the rear of the garden, gated access to front.

### 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.

### 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.