



15, Oxford Road
Frinton-On-Sea, CO13 9HX

Price £625,000 Freehold



PAVEYS
ESTATE AGENTS

Located in the sought after COLLEGE ROADS within the FRINTON GATES is this OLDER STYLE THREE BEDROOM DETACHED HOUSE with WEST FACING GARDEN. This spacious property has been fully modernised by the present owners and offers fantastic family accommodation with a large entrance hall, two beautiful reception rooms, garden room with views over the garden, kitchen with open plan breakfast room and modern cloakroom. Upstairs are two double bedrooms, smaller third bedroom and contemporary bathroom. The West facing garden is laid to lawn with a vegetable plot and new summer house. There is a good size garden, driveway and garage to the front of the property. Oxford Road is perfectly positioned in the heart of Frinton-on-Sea with Connaught Avenue, the beautiful beach and greensward all within easy reach. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	79
(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	76
(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

GROUND FLOOR
APPROX. FLOOR
AREA 979 SQ.FT.
(91.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1494 SQ.FT. (138.8 SQ.M.)

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 HALL

Composite entrance door to front aspect, double glazed window to front, laminate flooring, smooth ceiling, door to Cloakroom, stair flight to First Floor, under stairs storage cupboard, two radiators.

CLOAKROOM

Modern white suite comprising low level and vanity wash hand basin. Double glazed window to rear, tiled floor, part tiled walls, smooth ceiling, chrome heated towel rail.

LOUNGE 15'6 x 13'6 (4.72m x 4.11m)

Double glazed bay window to front, fitted carpet, smooth and coved ceiling, feature fireplace with surround and hearth, fitted wall lights, radiator.

SITTING ROOM 12'3 x 11'5 (3.73m x 3.48m)

Fitted carpet, smooth and coved ceiling, feature fireplace with surround and hearth, fitted wall lights, open plan to Garden Room, radiator.

GARDEN ROOM 11'5 x 5'3 (3.48m x 1.60m)

Double glazed sliding patio doors and full height panel to rear with views over the garden, laminate flooring, smooth and coved ceiling, radiator.

KITCHEN 14'8 x 8'6 (4.47m x 2.59m)

Modern cream fronted over and under counter units, wooden work tops inset stainless steel sink and drainer with mixer tap, breakfast bar, feature island unit with built in oven and electric hob over, built in microwave. Space and plumbing for washing machine and dishwasher, built in wine rack. Double glazed door to Utility Area, laminate flooring, smooth and coved ceiling, loft access, part tiled walls, open plan to Breakfast Room, radiator.

BREAKFAST ROOM 12'6 x 8' (3.81m x 2.44m)

Double glazed French doors to rear garden, double glazed windows to rear and side aspects, glazed roof, laminate flooring, space for American style fridge freezer, radiator.

UTILITY AREA

Double glazed window to front, tiled floor, smooth ceiling, spot lights, spaces for chest freezer and tumble dryer, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, coved ceiling.

MASTER BEDROOM 15'3 x 12'3 (4.65m x 3.73m)

Double glazed bay window to front, fitted carpet, coved and textured ceiling, range of fitted wardrobes, radiator.

BEDROOM TWO 12'3 x 12'3 (3.73m x 3.73m)

Double glazed window to rear, fitted carpet, coved ceiling, airing cupboard housing hot water tank and new boiler which was installed in 2019 (as advised by vendor) radiator.

BEDROOM THREE 8'5 x 8' (2.57m x 2.44m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM

Modern four piece white suite comprising low level WC, vanity wash hand basin, corner shower cubicle and jacuzzi bath. Double glazed windows to rear and side aspects, vinyl flooring, part tiled walls, smooth and coved ceiling, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Open plan garden, laid to lawn with mature shrub and plant borders, driveway to the front of the garage, panel fencing, gated access to rear garden.

OUTSIDE REAR

A private West facing garden, mainly laid to lawn with well stocked flower and shrub borders and beds, panel fencing, patio area, timber shed, summer house, vegetable plot, greenhouse, door to Garage, gated access to front.

GARAGE 18'2 x 9'3 (5.54m x 2.82m)

Electric roller door, power and light connected (not tested), courtesy door to rear garden.

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 2003

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