

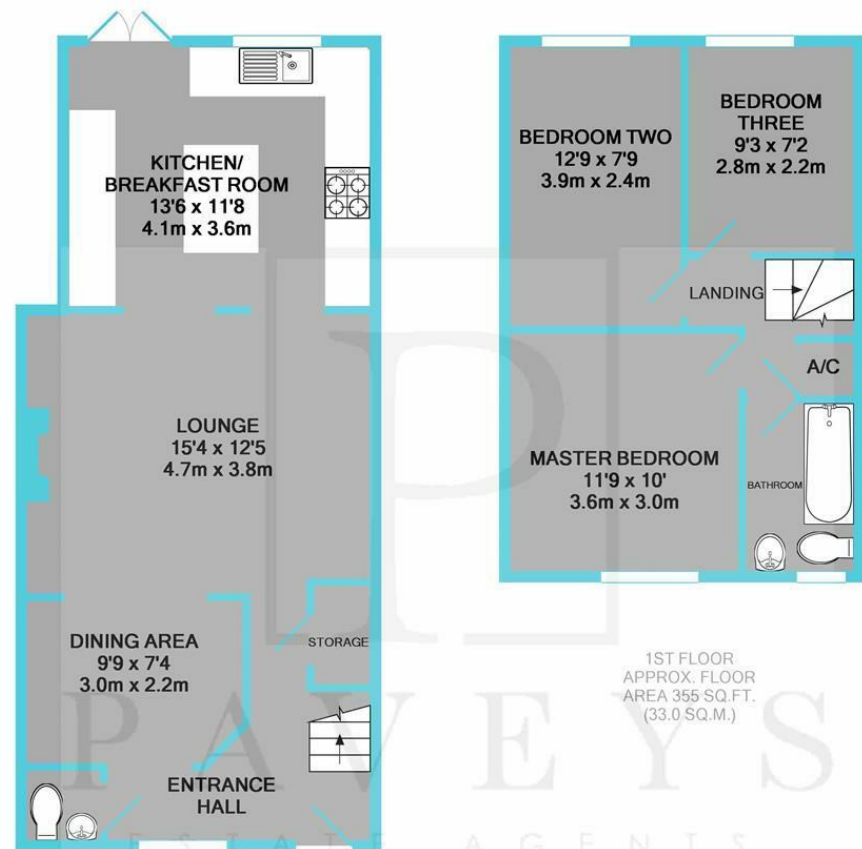
115, Hadleigh Road
Frinton-On-Sea, CO13 9HU

Price £389,995 Freehold



PAVEYS
ESTATE AGENTS

A CHARMING VICTORIAN END OF TERRACE "RAILWAY COTTAGE" located inside the Frinton Gates and a short stroll from the beautiful greensward and beach. This gorgeous property has been extended and refurbished with a stylish and modern interior whilst retaining some original features. The property offers NO ONWARD CHAIN, lounge with feature brick fireplace and log burner, open plan dining area, attractive modern kitchen breakfast room with vaulted ceiling and island breakfast bar, three bedrooms and first floor bathroom. Outside is a mature 120ft West facing garden and gravel front garden with picket fencing. Hadleigh Road is conveniently positioned close to Connaught Avenue and Frinton Railway Station with services to Chelmsford and London Liverpool Street and falls within catchment for the popular Frinton Primary School. An internal viewing is highly recommended in order to appreciate this property and its location to the beach. Call Paveys to arrange an appointment to view.



GROUND FLOOR
APPROX. FLOOR AREA 513 SQ.FT. (47.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

UPVC double glazed entrance door to front aspect, double glazed sash window to front, exposed floor boards, stair flight to First Floor, under stairs storage cupboard housing Worcester Boiler (not tested by Agent), door to Cloakroom, open plan to Dining Area, radiators.

CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin, exposed floor boards, smooth ceiling, tiled splash back.

DINING AREA 9'9 x 7'4 (2.97m x 2.24m)

Exposed floor boards, smooth ceiling, feature arch recess, open plan to Lounge.

LOUNGE 15'4 x 12'5 (4.67m x 3.78m)

Laminate wood flooring, smooth ceiling, feature red brick fireplace with wooden mantle, brick hearth and log burner inset (not tested), open access to Kitchen Breakfast Room, radiator.

KITCHEN BREAKFAST ROOM 13'6 x 11'8 (4.11m x 3.56m)

Range of modern white high gloss over and under counter units, central island unit with breakfast bar, pull out larder, white granite work tops and up stands, inset undermount sink with pull down mixer tap. Integrated eye level oven and microwave, four ring gas hob with designer extractor over, range of integrated appliances including fridge freezer, dishwasher and washer dryer. Double glazed window to rear, double glazed French doors to rear garden, two double glazed Velux windows to rear, laminate wood flooring, vaulted ceiling, spot lights, tiled splash backs, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, built in airing cupboard, loft access.

MASTER BEDROOM 11'3 x 9'9 (3.43m x 2.97m)

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

BEDROOM TWO 12'9 x 7'9 (3.89m x 2.36m)

Double glazed sash window to rear, fitted carpet, smooth ceiling, fireplace recess with fitted shelving, radiator.

BEDROOM THREE 9'3 x 7'2 (2.82m x 2.18m)

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

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed sash window to front, vinyl flooring, smooth ceiling, mirror fronted medicine cabinet, part tiled walls, radiator.

OUTSIDE FRONT

Gravel frontage enclosed by picket fencing, mature shrub, gated access to rear garden.

OUTSIDE REAR

An established West facing garden measuring approx 120ft, commencing with a large gravel patio area, the remainder is laid to lawn with mature shrub and hedgerow borders, to the rear of the garden is a hard standing area for a shed, gated access to the front.

IMPORTANT INFORMATION

Council Tax Band: TBC

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

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.

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.