

PAVEYS

56, Old Road

Frinton-On-Sea, CO13 9BZ

Price £450,000 Freehold



PAVEYS
ESTATE AGENTS

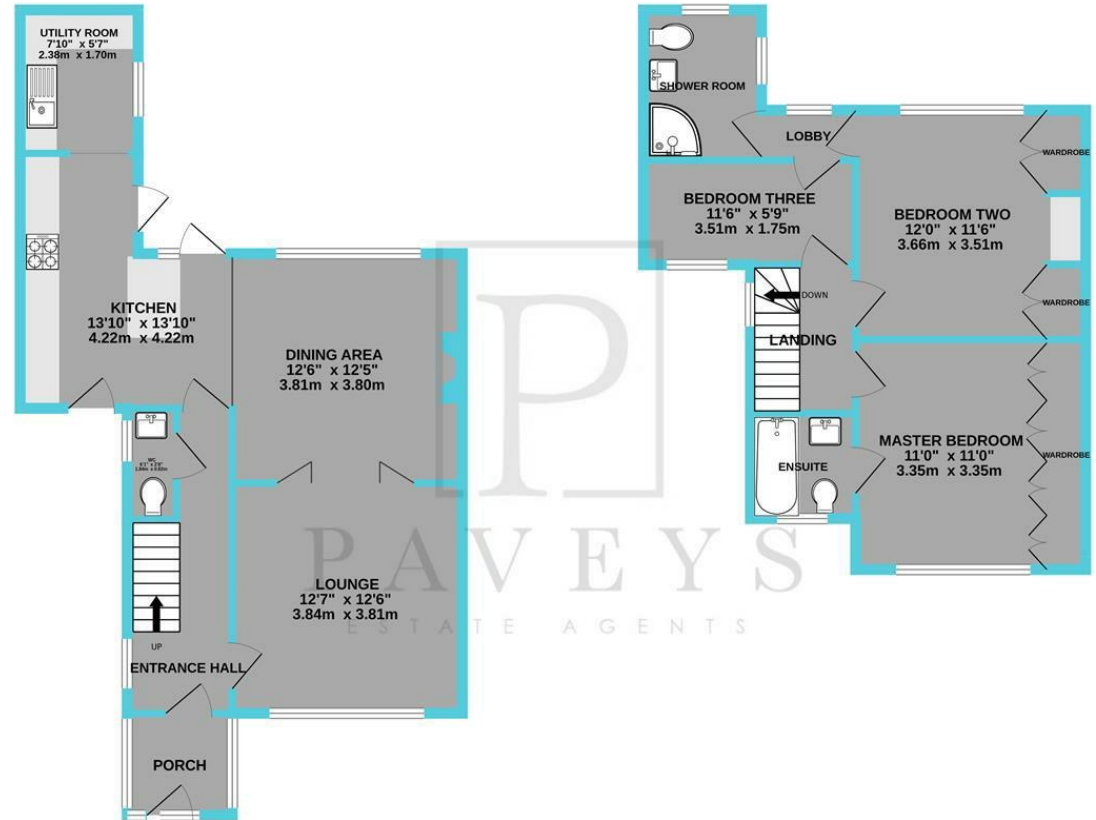
PRIME LOCATION - NO ONWARD CHAIN

Located in the heart of Frinton-on-Sea is this OLDER STYLE THREE BEDROOM CHARACTER PROPERTY with private courtyard garden and driveway. The property is beautifully presented throughout with a formal lounge, dining area and modern fitted kitchen, master bedroom with fitted bedroom furniture and en-suite shower room and two further bedrooms. The property is positioned close to the Frinton Library, St Marys Parish Church and within a short walk to the beach and Connaught Avenue. We have keys to view. Call Paveys today!



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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 (92 plus) A	80
(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	80
(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

ENTRANCE PORCH

Double glazed entrance door to front aspect, double glazed windows to front and side aspects, tiled flooring, UPVC double glazed door to Entrance Hall.

ENTRANCE HALL

Double glazed window to side, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to side, tiled flooring,

LOUNGE 12'7 x 12'6 (3.84m x 3.81m)

Double glazed window to front, fitted carpet, feature wall mounted fireplace, TV point, Glazed concertina doors to Dining Room, radiator.

DINING AREA 12'6 x 12'6 (3.81m x 3.81m)

Double glazed window to rear with views over the garden, double glazed window and door to rear, fitted carpet, open access to Kitchen, radiator.

KITCHEN 13'10 (narrowing to 8'10) x 13'10 (4.22m (narrowing to 2.69m) x 4.22m)

Newly fitted modern over and under counter units, matching full height units, roll edge work tops. Built in double Neff oven, Neff electric hob with Neff extractor hood over, built in wine rack, integrated fridge freezer. Double glazed window to rear, glazed door to rear garden, tiled flooring, stable door to front, upright radiator, open access to Utility Area.

UTILITY AREA 7'10 x 5'7 (2.39m x 1.70m)

Newly fitted modern over and under counter units, matching full height units, roll edge work tops, inset sink and drainer with mixer tap. Integrated dishwasher, integrated washing machine, wall mounted Worcester boiler (not tested). Double glazed window to side, tiled flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

MASTER BEDROOM 11' x 11' (3.35m x 3.35m)

Double glazed window to front, fitted carpet, range of built in wardrobes, built in storage cupboard, door to En-Suite, radiator.

EN-SUITE BATHROOM

White suite comprising low level WC, vanity wash hand basin and P shaped bath with mixer tap and shower over. Double glazed window to front, tiled floor, fitted shelving, extractor fan, heated towel rail.

BEDROOM TWO 12' x 11'6 (3.66m x 3.51m)

Double glazed window to rear, fitted carpet, range of fitted bedroom furniture, radiator.

INNER HALL

Double glazed window to rear, fitted carpet, door to Bedroom Three, radiator.

BEDROOM THREE 12'4 x 5'9 (3.76m x 1.75m)

Double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed corner shower cubicle. Double glazed windows to rear and side aspects, tiled flooring, extractor fan, heated towel rail.

OUTSIDE FRONT

Paved frontage providing ample off road parking, low retaining wall, shingled bed and borders.

OUTSIDE REAR

Paved and walled garden with well stocked flower and shrub borders, large raised bed, brick built storage shed, timber shed, outside tap, covered storage area with access to Storage/Office.

STORAGE/OFFICE 6'6 x 4'3 (1.98m x 1.30m)

Window to side, power and light connected (not tested).

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.

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.