

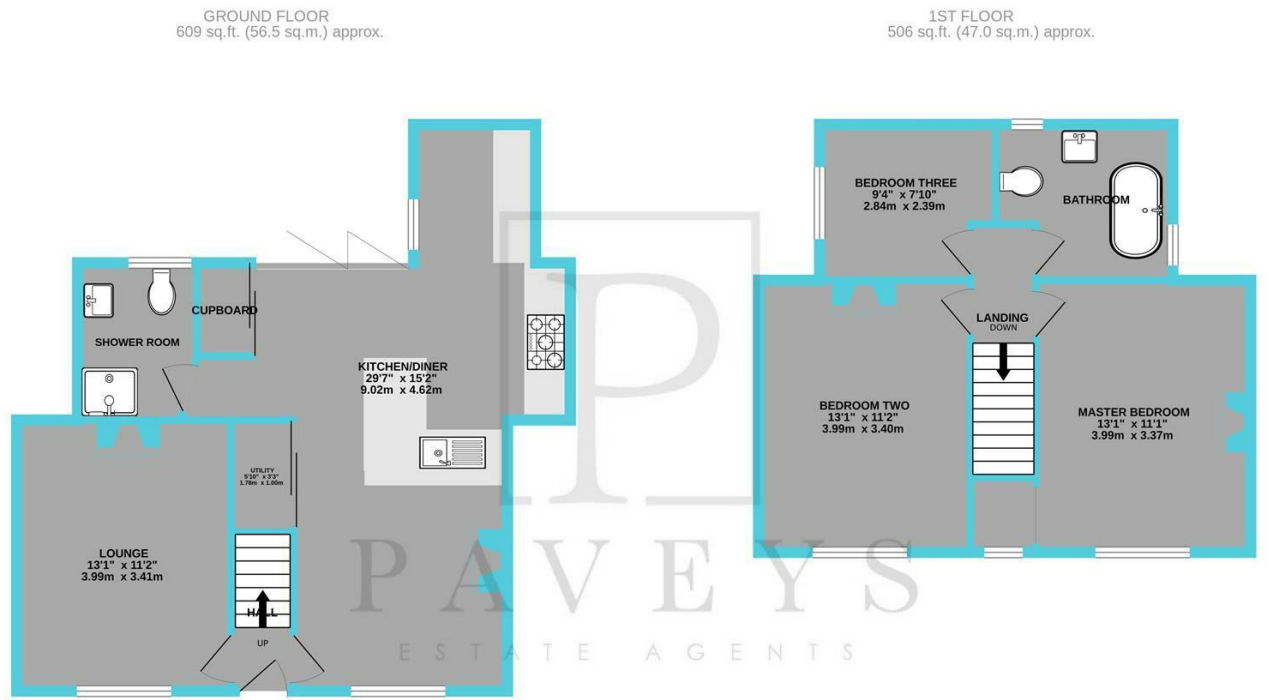
20, Old Road
Frinton-On-Sea, CO13 9DB

Offers in excess of £400,000 Freehold



PAVEYS
ESTATE AGENTS

A charming VICTORIAN COTTAGE located in the heart of Frinton-on-Sea and offered for sale with NO ONWARD CHAIN. This delightful character property is in excellent decorative order throughout and has been sympathetically modernised with bespoke double glazed sash windows, up to date central heating system, modern kitchen with appliances, modern ground floor cloakroom and attractive bathroom suite with roll top bath. In addition there is a cosy lounge with open fireplace, a bright and airy kitchen dining family room and three first floor bedrooms. To the rear of the property is a pretty courtyard style garden and parking space. The cottage is positioned within easy reach of the gorgeous beach and greensward, Connaught Avenue, Frinton Free Church, The Wine Boutique and Frinton's many sporting clubs. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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ENTRANCE HALL

Hardwood entrance door to front aspect, stairs to First Floor, doors to reception rooms.

LOUNGE 13'1" x 11'2" (3.99m x 3.40m)

Double glazed sash window to front, fitted carpet, smooth ceiling, feature cast iron open fireplace with wood surround and tiled hearth, telephone point, radiator.

KITCHEN/DINER & FAMILY ROOM 29'7" x 15'2" (9.02m x 4.62m)

Modern white fronted over and under counter units, matching full height storage cupboards and large pan drawers, quartz work top inset stainless steel sink and drainer. Built in eye level Zanussi oven and grill, five ring gas hob with extractor over, integrated microwave, fridge/freezer and dishwasher, island unit with breakfast bar. Double glazed sash window to front, double glazed aluminium bi-fold doors to the garden, vinyl flooring, smooth ceiling with spot lights inset, feature brick fireplace, door to Utility Area with space and plumbing for washing machine and tumble dryer, door to Shower room, radiator.

UTILITY CUPBOARD 5'10" x 3'3" (1.78m x 0.99m)

Sliding doors, space and plumbing for washing machine, fitted shelving, boiler cupboard housing wall mounted boiler (not tested), vinyl flooring.

GROUND FLOOR CLOAKROOM/SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin with tiled splash back, large walk-in tiled shower cubicle with dual shower head and glass screen. Double glazed aluminium window to rear, tiled flooring, fitted wall mirror, shaver point, heated towel rail.

LANDING

Loft access, doors to all rooms.

MASTER BEDROOM 13'1" x 11'1" (3.99m x 3.38m)

Wooden glazed sash window to front, newly fitted carpet, smooth ceiling, feature ornamental fireplace with granite hearth, walk-in alcove, radiator.

BEDROOM TWO 13'1" x 11'2" (3.99m x 3.40m)

Wooden glazed sash window to front, newly fitted carpet, smooth ceiling, feature ornamental fireplace with granite hearth, radiator.

BEDROOM THREE 9'4" x 7'10" (2.84m x 2.39m)

Double glazed aluminium window to side, newly fitted carpet, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin with tiled splash backs and contemporary freestanding bath with feature tap and shower stand. Double glazed sash window to side, double glazed aluminium window to side, tiled flooring, smooth ceiling with spot lights inset, illuminated mirror with built in shaver point, heated towel rail.

OUTSIDE FRONT

Sandstone paved pathway to entrance door and which extends to the side of the property, attractive flower beds with stone chip borders.

OUTSIDE REAR & PARKING

Beautiful landscaped garden with a block paved patio area boarded by raised flower beds, small trees, shrub and plants, trellis fencing, fitted bench, double gates, parking space, exterior power point, outside tap, shed with 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. Note: the floorplans 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.