

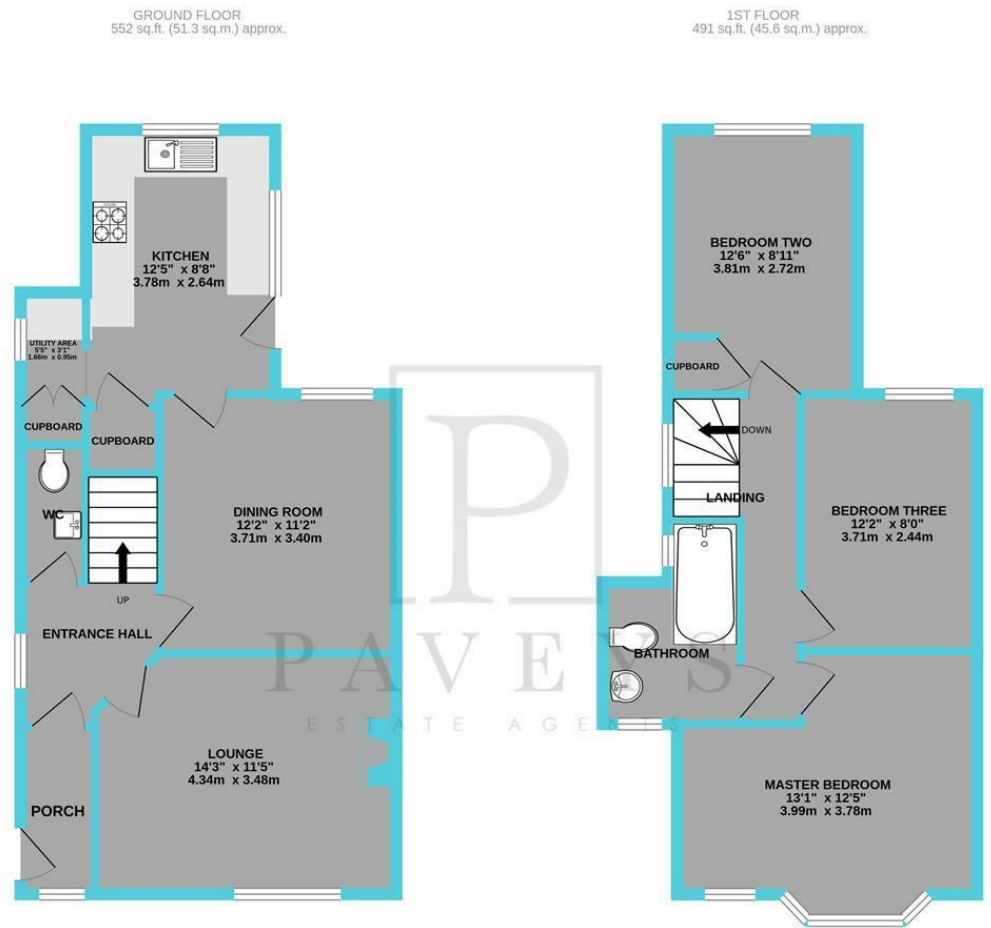
87, Old Road
Frinton-On-Sea, CO13 9BX

Price £375,000 Freehold



PAVEYS
ESTATE AGENTS

Centrally located in the heart of Frinton-on-Sea community is this OLDER STYLE SEMI DETACHED HOUSE with PRIVATE WEST FACING GARDEN & AMPLE OFF ROAD PARKING. This attractive red brick property offers two good size reception rooms with high ceilings, kitchen, three first floor double bedrooms and family bathroom. The property has been sympathetically extended in recent years by adding a porch, ground floor cloakroom and utility area. The West facing garden is laid to lawn with a paved patio area. Old Road runs adjacent to Connaught Avenue which offers an array of independent shops, cafes and restaurants. The beautiful greensward and beach are at the end of the road and Frinton Railway Station is a short walk away. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA - 1043 sq.ft. (96.9 sq.m.) approx.
While 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.
Made with Metropix ©2024

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

PORCH

Enclosed porch with double glazed entrance door, feature double glazed arched window to front, part tiled/part fitted carpet flooring, coved ceiling, radiator. Glazed door to Entrance Hall.

ENTRANCE HALL

Double glazed window to side, fitted carpet, stair flight to First Floor, door to Cloakroom, radiator.

CLOAKROOM

Modern white suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs, radiator.

LOUNGE 14'3 x 11'5 (4.34m x 3.48m)

Double glazed window to front, exposed floor boards, feature coving and picture rail, feature red brick open fireplace with hearth, wall lights, radiator.

DINING ROOM 12'2 x 11'2 (3.71m x 3.40m)

Double glazed window to rear, exposed floor boards, coved ceiling, door to Kitchen, radiator.

KITCHEN 12'5 x 8'8 (3.78m x 2.64m)

Matching white fronted over and under counter units, work tops inset white ceramic sink and drainer with mixer tap, Spaces for cooker and fridge freezer, space and plumbing for dishwasher, space for tumble dryer. Double glazed windows to rear and side aspects, UPVC double glazed door to side, vinyl flooring, part tiled walls, coved ceiling, large under stairs storage cupboard, open access to Utility Area.

UTILITY AREA

Double glazed window to side, space and plumbing for washing machine, built in cupboard housing wall mounted boiler (not tested by Agent), radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

MASTER BEDROOM 13'1 x 12'5 (3.99m x 3.78m)

Double glazed bay window to front, smaller double glazed window to front, fitted carpet, three fitted double wardrobes with storage above, radiator.

BEDROOM TWO 12'6 x 8'11 (3.81m x 2.72m)

Double glazed window to rear overlooking the garden, fitted carpet, built in cupboard, radiator.

BEDROOM THREE 12'2 x 8' (3.71m x 2.44m)

Double glazed window to rear overlooking the garden, fitted carpet, radiator.

BATHROOM 9'2 x 6'2 (2.79m x 1.88m)

Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed windows to front and side aspects, tiled flooring, part tiled walls, part panelled walls and ceiling, radiator.

OUTSIDE FRONT

Generous hard standing frontage providing ample off road parking, retaining wall, gated access to rear garden.

OUTSIDE REAR

Private West facing garden with large block paved patio area. The remainder is laid to lawn with flower and shrub borders, retaining panel fencing, patio area to the rear of the garden, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 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.