



15, Eton Road
Frinton-On-Sea, CO13 9JA

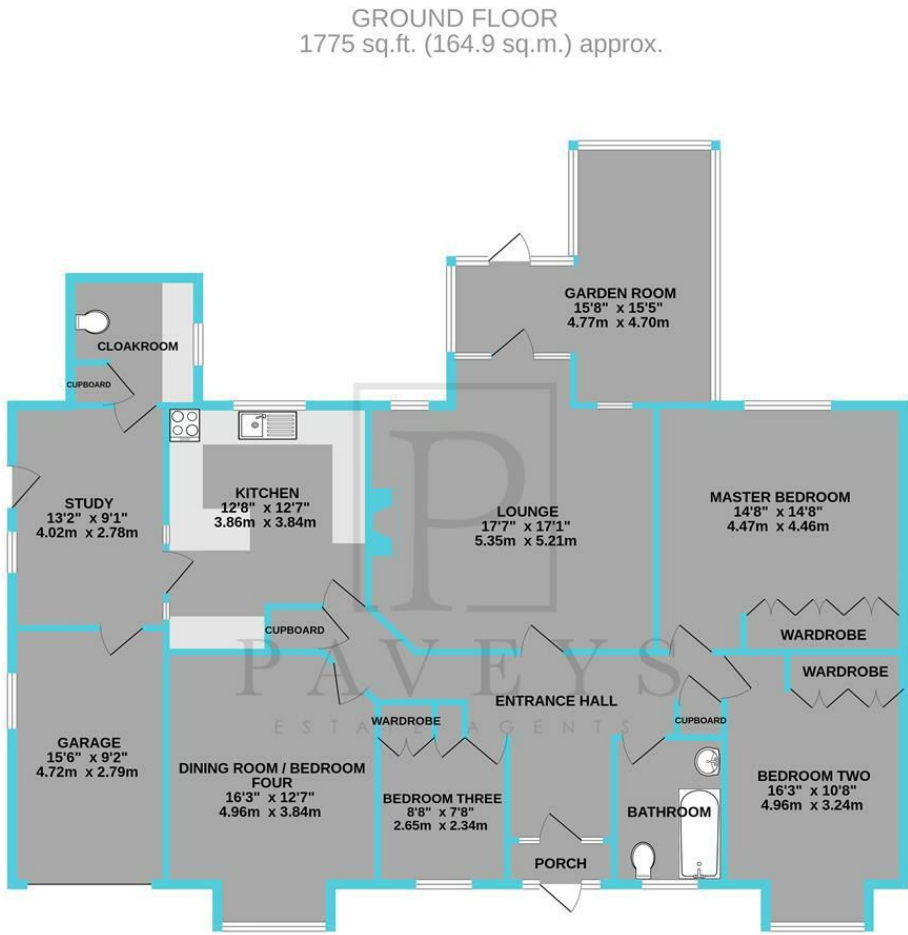
Price £635,000 Freehold

A CHARMING DETACHED BUNGALOW with SECLUDED SOUTH WESTERLY FACING GARDEN & INTEGRAL GARAGE positioned in the popular tree lined COLLEGE ROADS, INSIDE THE FRINTON GATES. This spacious property offers 1775 sq ft of accommodation incorporating a lounge, garden room with lovely views over the garden, kitchen breakfast room, study and four bedrooms. The pretty garden is laid to lawn and stocked with a vast array of flowers and shrubs. Eton Road is a popular residential road located in the heart of the town and within easy reach of the beautiful beach, Connaught Avenue and Frinton Railway Station. An early viewing is advised, call Paveys today to arrange a viewing.



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	



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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.
Made with Metropix ©2024

ENTRANCE PORCH

UPVC double glazed entrance door to front aspect, two double glazed full height windows to front.

ENTRANCE HALL

Wooden glazed entrance door, two double glazed windows, fitted carpet, coved ceiling, built in cupboard, access to boarded and insulated loft with ladder, built in cloaks cupboard, radiator.

LOUNGE 17'7 x 17'1 (5.36m x 5.21m)

Double glazed windows and door to Garden Room, further double glazed windows to rear, fitted carpet, coved ceiling, fireplace with surround and hearth, wall lights, radiator.

GARDEN ROOM 15'8 x 15'5 (4.78m x 4.70m)

Double glazed door to rear garden, double glazed picture windows to rear and side aspects with views over the beautiful garden, tiled flooring, wall lights, radiator.

KITCHEN BREAKFAST ROOM 12'8 x 12'7 (3.86m x 3.84m)

Over and under counter units, work tops, inset sink and drainer with mixer tap, breakfast bar, wine rack, open shelving. Integrated eye level double oven, electric hob with extractor hood over, integrated appliances including dishwasher, fridge and freezer. Double glazed window to rear overlooking the garden, glazed door to Study, tiled flooring, tiled walls, spot lights.

STUDY 13'2 x 9'1 (4.01m x 2.77m)

Double glazed door and window to side, door to Cloakroom, door to integral garage, radiator.

CLOAKROOM

Suite comprising low level WC and vanity wash hand basin set in a large run of base units with worktop over. Double glazed window to rear, fitted carpet, fully tiled walls, cupboard housing wall mounted boiler (not tested by Agent), space and plumbing for washing machine, water softener, radiator.

DINING ROOM/BEDROOM FOUR 16'3 x 12'7 (4.95m x 3.84m)

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

MASTER BEDROOM 14'8 x 14'8 (4.47m x 4.47m)

Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes, drawers and matching dressing table, telephone point, radiator.

BEDROOM TWO 16'3 x 10'8 (4.95m x 3.25m)

Double glazed window to front, fitted carpet, coved ceiling, three fitted wardrobes, vanity wash hand basin, radiator.

BEDROOM THREE 8'8 x 7'8 (2.64m x 2.34m)

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

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with electric shower over. Double glazed window to front, tiled flooring, fully tiled walls, shaver point, radiator.

OUTSIDE FRONT

A beautifully established cottage style garden stocked with an array of roses, flowers and shrubs, lawn areas to either side of the pathway, low retaining wall, side block paved driveway leading to the garage, gated access to rear.

OUTSIDE REAR

A beautifully established large south westerly facing garden, laid to lawn and stocked with a vast array of mature shrub, plants and mature trees, well stocked flower beds, fruit trees, patio area. Two timber sheds, greenhouse, vegetable plot, gated access to front via either side of the property.

INTEGRAL GARAGE 15'6 x 9'2 (4.72m x 2.79m)

Electric remote roller door to front, double glazed window to side, roof storage area with ladder, power and light connected (not tested by agent), solar panel controls, integral door to Study.

AGENTS NOTES

The property has the benefit of 18 solar panels for the provision of electricity and 8 of the panels are for the provision of hot water.

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.