

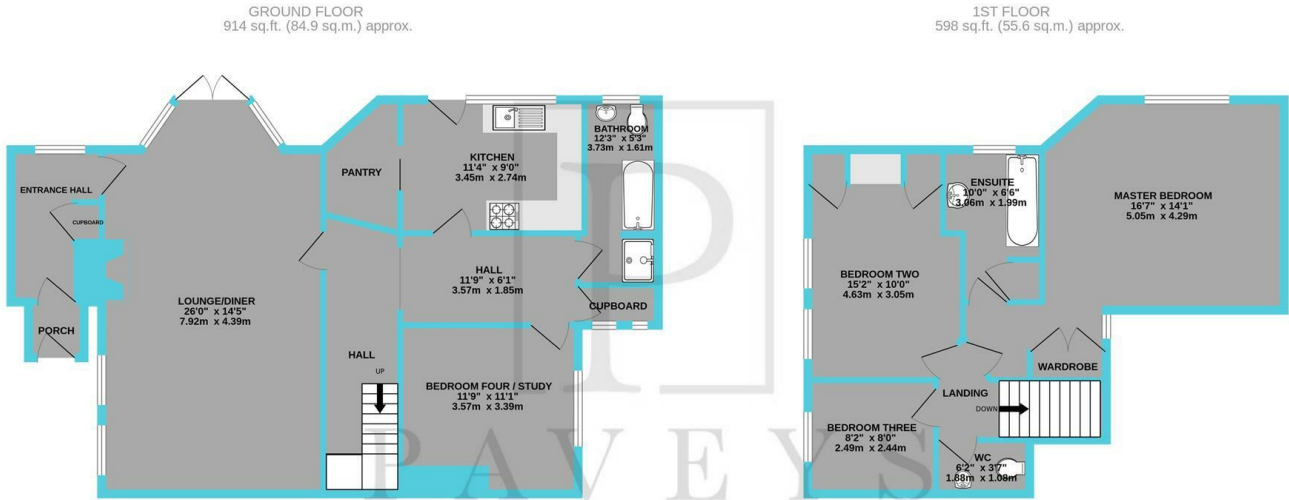


Southwards, 5, Winchester Road
Frinton-On-Sea, CO13 9JB

Guide price £400,000 Freehold


~~~~~GUIDE PRICE £400,000-£425,000~~~~~

We have the pleasure in bringing to the market this UNIQUE OLDER STYLE SEMI DETACHED HOUSE positioned in Frinton's popular "College Roads" inside the Frinton Gates. "Southwards" is a charming property located a stones throw from Frinton's pretty greensward and gorgeous beach and will be sold with NO ONWARD CHAIN. At the heart of the home is a striking 26ft lounge diner with parquet flooring and elegant fireplace. Other key features include a kitchen with walk in pantry, large master bedroom with en-suite, three further bedrooms and family bathroom. The rear garden has a South Westerly aspect for those who enjoy sitting in the sun and alfresco dining. There is ample off road parking to the front of the property. Winchester Road is a popular tree lined residential road located within easy reach of Frinton Railway Station, Connaught Avenue, shops and schools. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

PORCH

Hardwood entrance door, tiled flooring, part glazed door to Entrance Hall.

ENTRANCE HALL

Double glazed window to rear overlooking the garden, tiled flooring, coved ceiling, built in cupboard. door to Lounge Diner.

LOUNGE DINER 26' x 14'5 (7.92m x 4.39m)

Double glazed door and windows to rear leading to private garden, two glazed windows to side, parquet flooring, beautiful feature open fireplace with wood surround and marble hearth, coved ceiling, TV point, radiators.

INNER HALL 11'9 x 6'1 (3.58m x 1.85m)

Laminate flooring, coved ceiling, stair flight to First Floor, built in cupboard, radiator

KITCHEN & PANTRY 11'4 x 9' (3.45m x 2.74m)

Over and under counter units, work tops, stainless steel sink and drainer unit with mixer tap. Space for cooker, extractor hood, space and plumbing for washing machine and dishwasher. Glazed window to rear overlooking the garden, glazed door to rear, vinyl tile flooring, tiled splash backs. Door to walk in Pantry housing wall mounted boiler (not tested by Agent).

BEDROOM FOUR / STUDY 11'9 x 11'1 (3.58m x 3.38m)

Double glazed window to side, fitted carpet, radiator.

CLOAKROOM / BATHROOM 12'3 x 5'3 (3.73m x 1.60m)

Modern white four piece suite comprising low level WC, vanity wash hand basin, bath and enclosed shower cubicle. Double glazed window to rear, tiled flooring, part tiled walls, extractor fan, heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet.

MASTER BEDROOM 16'7 x 14'1 (5.05m x 4.29m)

Double glazed window to rear with views over the garden, fitted carpet, range of fitted wardrobes and storage cupboards, door to En Suite Shower Room, wall lights, radiator.

EN SUITE SHOWER ROOM 10' x 6'6 (3.05m x 1.98m)

White suite comprising pedestal wash hand basin and bath with screen and shower attachment over. Double glazed window to rear, fitted carpet, tiled splash back, shaver point, radiator.

BEDROOM TWO 15'2 x 10' (4.62m x 3.05m)

Two double glazed windows to side, fitted carpet, range of fitted furniture including wardrobes, desk, over head storage and vanity unit with inset hand wash basin, radiator.

BEDROOM THREE 8'2 x 8' (2.49m x 2.44m)

Double glazed window to side, fitted carpet, radiator.

CLOAKROOM 6'2 x 3'7 (1.88m x 1.09m)

Double glazed window to side, white low level WC, tiled flooring, part tiled walls.

OUTSIDE FRONT

Driveway to the side of the property leading to the Entrance Porch and providing off road parking for several vehicles, exterior light, gated access to rear.

OUTSIDE REAR

A bright and sunny West facing garden, laid to lawn with retaining panel fencing, patio areas, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: D

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.

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.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.