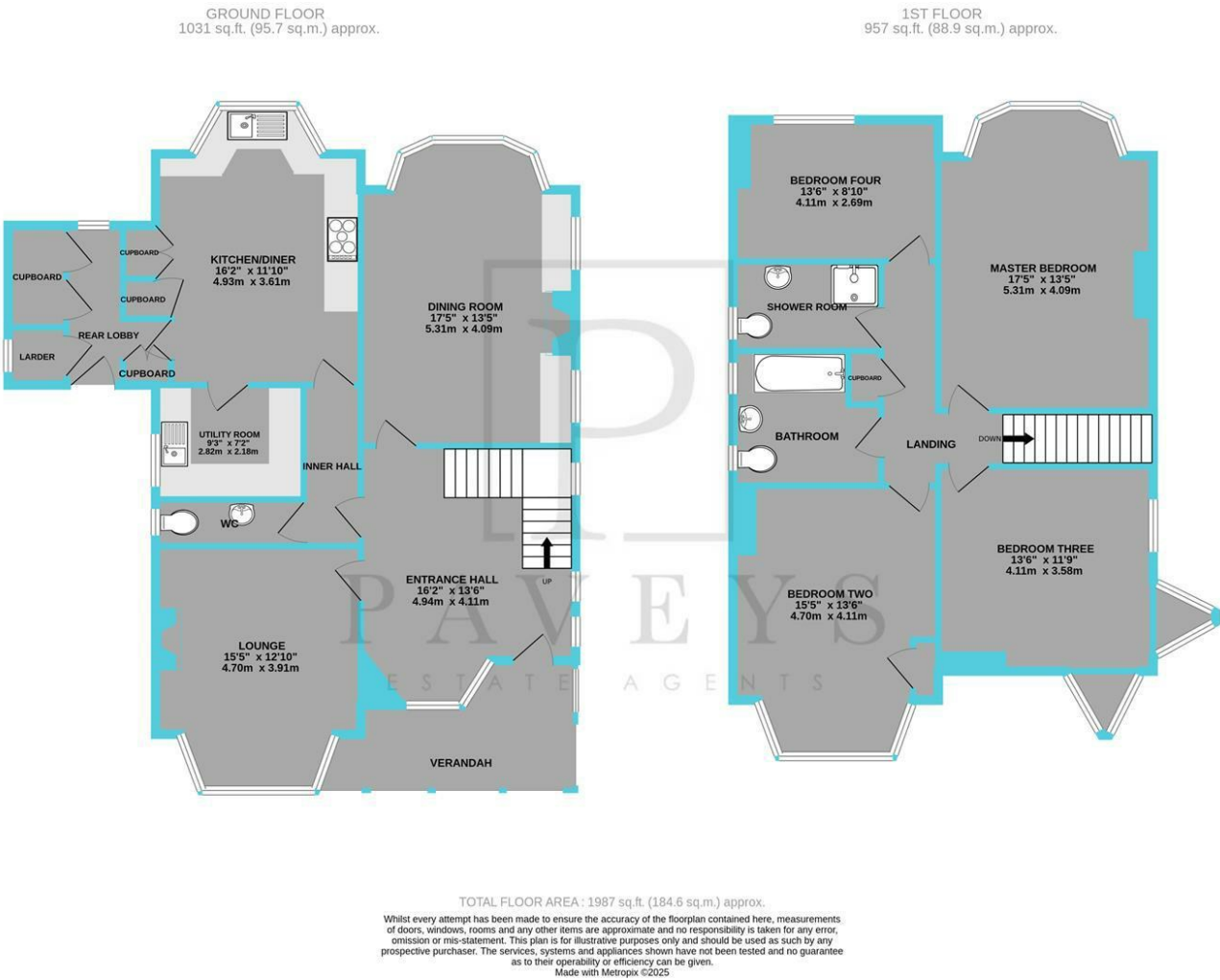


15, Cambridge Road
Frinton-On-Sea, CO13 9HN

Guide price £725,000 Freehold

GUIDE PRICE £725,000-£750,000 It is a pleasure to the bring to the market this beautiful ARTS & CRAFT PERIOD PROPERTY built circa 1910, positioned in the sought after treelined "College Roads" in Frinton-on-Sea. St Raphael is a stunning family home with private west facing garden along with a wealth of original features, character and charm. The property boasts an impressive reception hall, two elegant reception rooms, kitchen diner with utility room, larder and pantry, four double bedrooms and two bathrooms. Established gardens surround the property with a charming elevated verandah with steps leading down to the lawn, detached garage and driveway. Cambridge Road lies a short stroll from Connaught Avenue, the pretty greensward and beach. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



VERANDAH
Charming verandah providing views over the garden, quarry tile flooring, wooden beams, pitched tiled roof.

RECEPTION HALL
Oak entrance door, wooden glazed windows to rear and side aspects, parquet flooring, feature stair case with ornate balustrade to First Floor, panelling to walls and ceiling, open red brick fireplace with wooden surround and tiled hearth, wall lights, radiators.

LOUNGE 15'5 x 12'10 (4.70m x 3.91m)
Wooden glazed bay window to rear overlooking the garden, fitted carpet, beautiful feature cast iron open fireplace with elegant wood surround and tiled hearth, picture rail, TV point, radiator.

DINING ROOM 17'5 x 13'5 (5.31m x 4.09m)
Wooden glazed bay window to front, glazed wooden windows to side, parquet flooring, feature red brick open fireplace with elegant wooden surround and tiled hearth, panelling to walls and ceiling, fitted glass cabinet, fitted bench seating, radiator.

INNER HALL
Quarry tiled flooring.

CLOAKROOM
Suite comprising low level WC and wall mounted wash hand basin. Wooden glazed window to side, quarry tiled flooring, tiled splash back, radiator.

KITCHEN DINER 16'2 x 11'10 (4.93m x 3.61m)
Over and under counter units, matching display units and open shelving, solid wood work tops, inset sink and drainer with mixer tap. Rangemaster oven with extractor hood over, space for fridge freezer, integrated Bosch dishwasher. Wooden glazed bay window to front, quarry tile flooring, feature ceiling panelling, two built in cupboards, pantry cupboard, door to rear lobby, door to Utility Room,

UTILITY ROOM 9'3 x 7'2 (2.82m x 2.18m)
Over and under counter units, work tops, inset stainless steel sink and drainer, space and plumbing for washing machine. Wooden glazed window to side, quarry tiled flooring, part tiled/part panelled walls.

REAR LOBBY
Wooden glazed door to rear garden, wooden glazed window to front, quarry tile flooring, larder cupboard with window to side, two built in cupboards.

FIRST FLOOR

FIRST FLOOR LANDING
Wooden glazed window to side, fitted carpet, built in cupboard, radiator.

MASTER BEDROOM 17'5 x 13'5 (5.31m x 4.09m)
Wooden glazed bay window to front, fitted carpet, picture rail, radiator.

BEDROOM TWO 15'5 x 13'6 (4.70m x 4.11m)
Wooden glazed bay window to rear overlooking the garden, fitted carpet, picture rail, built in cupboard, radiator.

BEDROOM THREE 13'6 x 11'9 (4.11m x 3.58m)
Wooden glazed window to side, two feature wooden glazed triangular bay windows to rear and side aspects, radiator.

BEDROOM FOUR 13'6 x 8'10 (4.11m x 2.69m)
Wooden glazed window to rear overlooking the garden, fitted carpet, picture rail, recessed shelving, radiator.

SHOWER ROOM
Traditional white suite comprising low level WC, pedestal wash hand basin and double shower cubicle with sliding door. Wooden glazed window to side, tiled flooring, part tiled walls, wall light, traditional radiator.

BATHROOM
Traditional white suite comprising low level WC, pedestal wash hand basin and bath with shower over. Wooden glazed windows to side, tiled flooring, part tiled walls, wall light, cast iron radiator.

OUTSIDE FRONT
Lawn area with established plants and shrubs, retaining wall, paved driveway to the front of the Garage, gated access and pathway leading to the rear, gated access to the side.

OUTSIDE REAR
A pretty and very private West Facing rear garden, lawn area bordered by a vast array of shrubs, plants and trees, timber summer house, circular patio area, steps leading up to the Verandah. Paved side access with mature shrub borders, access to garage, timber summer house, timber shed.

DETACHED GARAGE
Wooden double doors to front aspect, pitched and tiled roof, power and light connected, exterior lighting, courtesy door to rear

IMPORTANT INFORMATION
Council Tax Band: TBC
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.