



96, Frinton Road
Frinton-On-Sea, CO13 0HJ

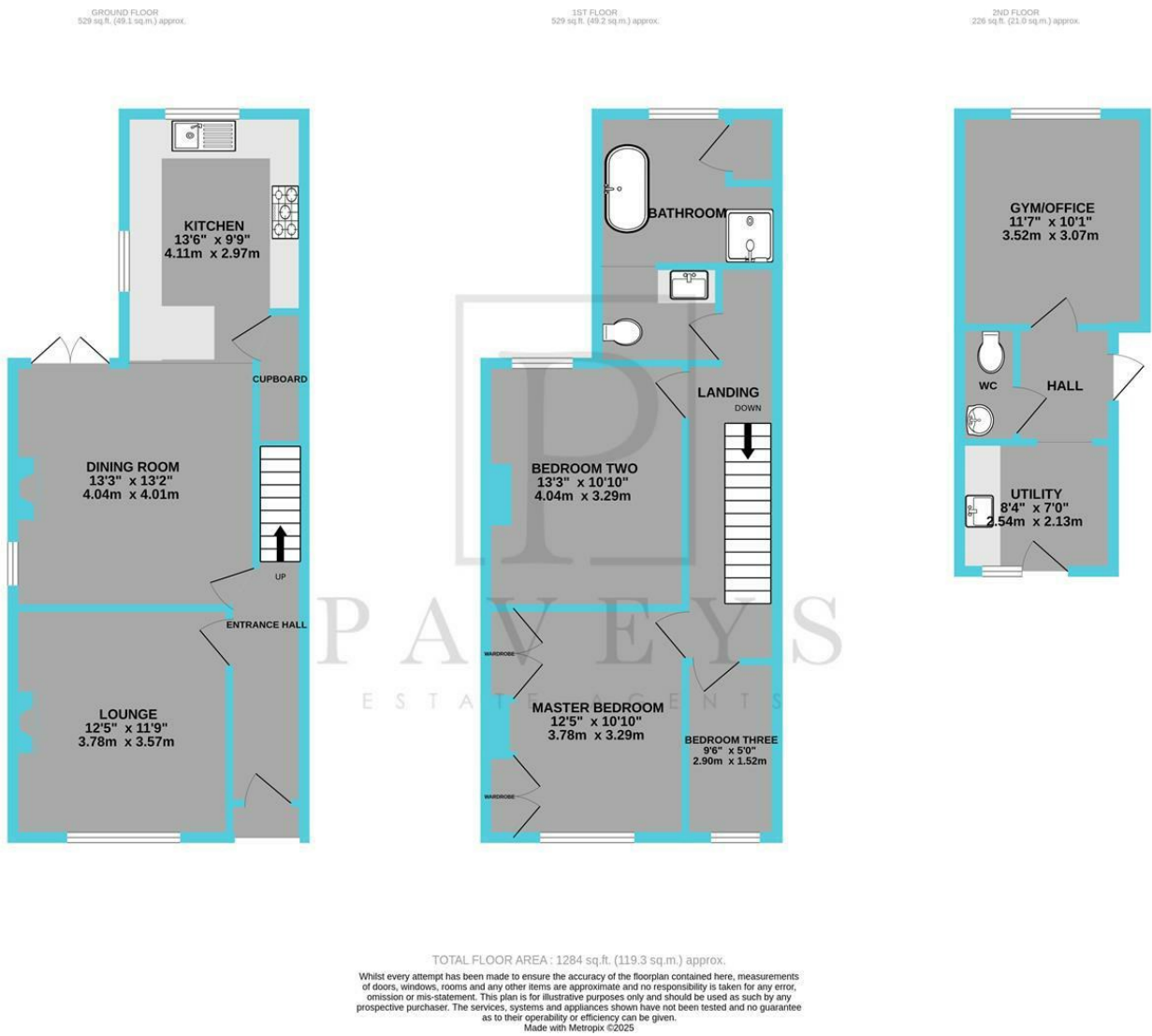
Price £369,995 Freehold

NO ONWARD CHAIN! Paveys are delighted to offer for sale this CHARMING OLDER STYLE SEMI DETACHED HOUSE WITH GENEROUS DRIVEWAY, LARGE REAR GARDEN & HOME OFFICE/GYM. This gorgeous property offers a two great size reception rooms with fireplaces, kitchen, two large double bedrooms with fireplaces, small third bedroom and luxurious four piece bathroom suite. To the front of the property is a large driveway providing ample off road parking for numerous vehicles. The rear garden is beautifully maintained with a large multi purpose outbuilding presently incorporating a utility room, cloakroom and gym. Kirby Cross is positioned a short distance from the beach at Frinton-on-Sea and has several local shops, a primary school and train station with services to Central London. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



| 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 | |



STORM PORCH

Hardwood entrance door with inset glass, tiled step, exterior light.

ENTRANCE HALL

Beautiful tiled flooring, stair flight to First Floor, radiator.

LOUNGE 12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to front, fitted carpet, feature fireplace with surround and hearth, wall lights, TV point, radiator.

DINING ROOM 13'3 x 13'2 (4.04m x 4.01m)

Double glazed double doors to rear garden, double glazed window to side, exposed floorboards, fireplace recess with inset burner and tiled hearth, picture rail, open access to Kitchen, radiator.

KITCHEN 13'6 x 9'9 (4.11m x 2.97m)

Over and under counter units, matching full height cupboards and pull out larder, part wood work tops/part granite work tops, inset white butler sink with mixer tap over. Rangemaster oven with gas hob and extractor hood over, integrated dishwasher, integrated full height fridge freezer. Double glazed windows to rear and side aspects, quarry tiled floor, smooth ceiling, spot lights, under stairs storage cupboard.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft access leading to loft space housing boiler (not tested by Agent), radiator.

MASTER BEDROOM 12'5 x 10'10 (3.78m x 3.30m)

Double glazed window to front, feature fireplace feature fireplace with tiled hearth, picture rail, two fitted wardrobes, radiator.

BEDROOM TWO 13'3 x 10'10 (4.04m x 3.30m)

Double glazed window to rear overlooking the garden, fitted carpet, feature fireplace with tiled hearth, picture rail, radiator.

BEDROOM THREE 9'6 x 5' (2.90m x 1.52m)

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

BATHROOM

Extended bathroom with gorgeous high end white suite with Lusso bathroom fittings, comprising low level WC, vanity wash hand basin with mirror above, enclosed shower cubicle and feature roll top bath with mixer tap and shower attachment. Double glazed window to rear, fitted shutters, tiled flooring, built in cupboard, smooth ceiling, spot lights, upright radiators.

OUTSIDE FRONT

Generous shingled driveway providing off road parking for several vehicles, hardstanding area, gated access to rear garden.

OUTSIDE REAR

A great size family friendly garden, commencing with a paved patio area, the remainder is laid to lawn with raised flower and shrub bed, outside tap, exterior light, access to Outbuilding, retaining panel fencing, raised decking area with space for bar, access to rear storage cupboard, timber shed, gated access to front.

DETACHED OUTBUILDING

UTILITY 8'4 x 7' (2.54m x 2.13m)

UVPC double glazed door and window to front, fitted base unit, wood work tops, inset butler sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, LVT flooring, open access.

GYM/OFFICE 11'7 x 10'1 (3.53m x 3.07m)

Double glazed window to rear, LVT flooring, underfloor heating, smooth ceiling, spot lights, TV point, power and light connected.

CLOAKROOM

White suite comprising low level WC and wash hand basin, laminate flooring, smooth ceiling.

IMPORTANT INFORMATION

Council Tax Band: D
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.