

16, Village Close
Frinton-On-Sea, CO13 0PF

Price £289,995 Freehold



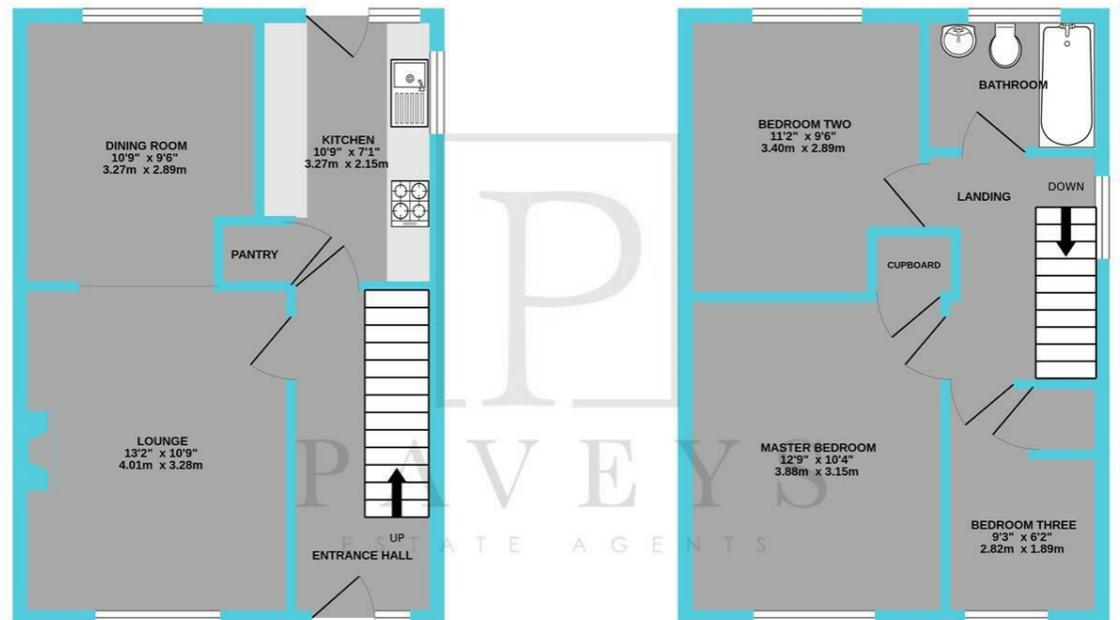
PAVEYS
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this THREE BEDROOM FAMILY HOME in a quiet no through road in the village of Kirby Cross. Benefitting from a good size lounge and separate dining room and kitchen. On the first floor there are two double bedrooms, a smaller third bedroom and bathroom. The South facing rear private rear garden is mostly laid to lawn with a paved patio area. To the front of the property is a driveway providing off street parking for vehicles which leads to the detached garage. Village Close is conveniently positioned within easy reach of all amenities including local shops, schools and mainline rail services to Colchester and London. The beautiful beach and shops at Frinton-on-Sea are 1.2 miles away. An internal viewing is highly recommended. Call Paveys today to arrange your appointment to view!



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA - 787 sq.ft. (73.1 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.
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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

ENTRANCE HALL

Double glazed entrance door, coved ceiling, under stairs storage cupboard, fitted carpet, radiator.

LOUNGE 13'2 x 10'9 (4.01m x 3.28m)

Double glazed window to front, coved ceiling, feature fireplace, fitted carpet, radiator, opening to

DINING ROOM 10'9 x 9'6 (3.28m x 2.90m)

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

KITCHEN 10'9 x 7'1 (3.28m x 2.16m)

Double glazed windows to side and rear, double glazed door to rear, coved ceiling, built in pantry cupboard, matching over and under counter units, roll edged work surface, sink and drainer, part tiled walls, free standing double electric oven, extractor above, plumbing and space for washing machine, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to side, coved ceiling, fitted carpet.

MASTER BEDROOM 12'9 x 10'4 (3.89m x 3.15m)

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

BEDROOM TWO 11'2 x 9'6 (3.40m x 2.90m)

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

BEDROOM THREE 9'3 x 6'2 (2.82m x 1.88m)

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

BATHROOM

Double glazed window to rear, white suite comprising of a low level W/C, vanity wash hand basin, panelled bath with mixer tap, part tiled walls, vinyl floor, radiator.

OUTSIDE REAR

South facing rear garden, mostly laid to lawn, patio area, flower shrub borders, outside tap, water feature, gated access to front.

OUTSIDE FRONT

Off street rear standing area for vehicles, astro turf, shrub borders, gated access to rear.

DETACHED GARAGE

Up and over door, power and light connected, window to rear, courtesy door to rear garden.

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.