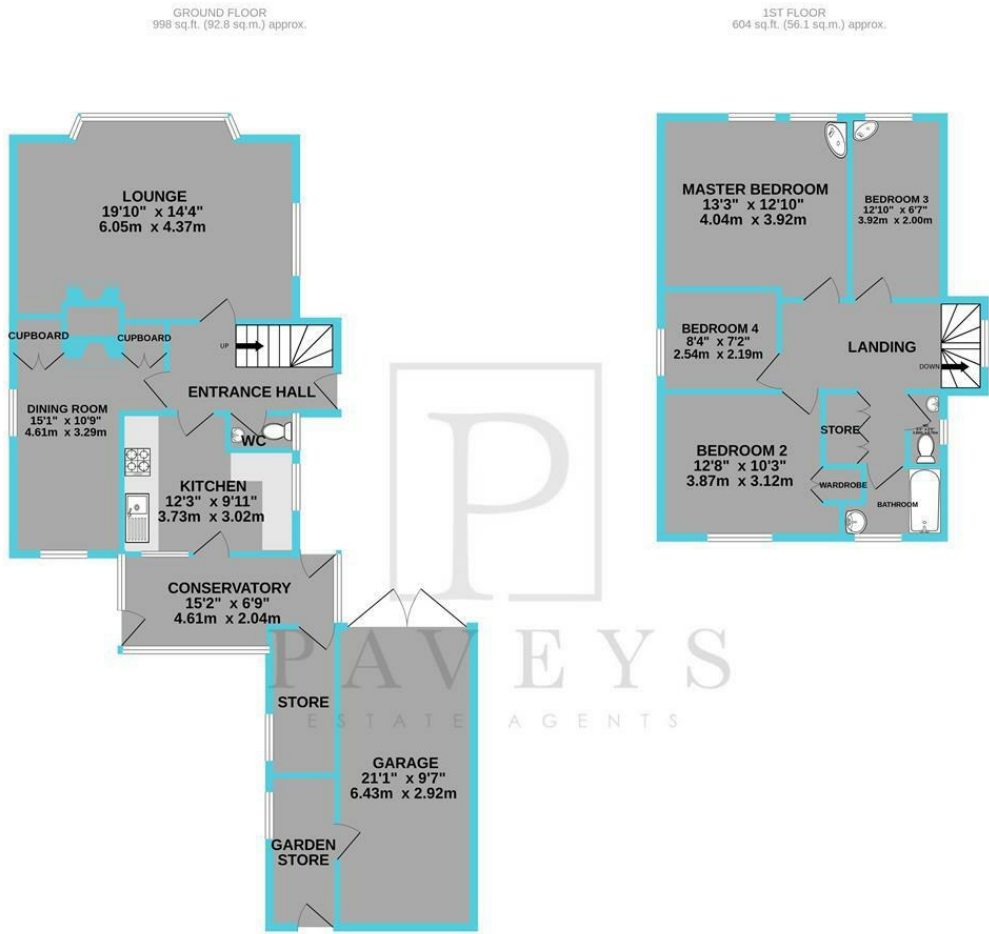




19, Glebe Way
Frinton-On-Sea, CO13 9HR

Price £525,000 Freehold

New to the market is this CHARACTERFUL DETACHED FAMILY HOME with ATTRACTIVE GARDENS and NO ONWARD CHAIN. Situated in a desirable residential tree lined road INSIDE THE FRINTON GATES and a short stroll from Frinton's Blue Flag beach and greensward. This delightful property requires some modernisation however offers an abundance of character and charm and benefits from a BEAUTIFUL ESTABLISHED REAR GARDEN, DETACHED GARAGE & PARKING. Key features of this property include a bright and spacious lounge to the front with feature bay window, dining room, kitchen, cloakroom, conservatory & store room, four bedrooms, family bathroom and separate cloakroom. Glebe Way is a quiet road situated a short walk from the shops and cafes in Connaught Avenue and local rail services. Frinton-on-Sea offers many popular sporting facilities including a golf club, tennis club, bowls club and cricket club. An early viewing is advised in order to appreciate the accommodation on offer. Call Paveys today to arrange a viewing.



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

ENTRANCE HALL

Wooden glazed entrance door, smooth ceiling, picture rail, under stairs storage, stair flight to first floor, fitted carpet, radiator.

CLOAKROOM

Double glazed window to side, low level W/C, pedestal wash hand basin, half tiled walls.

LOUNGE 19'10 x 14'4 (6.05m x 4.37m)

Double glazed bay window to front, double glazed window to side, smooth ceiling, picture rail, built in cupboard, feature fireplace with tiled surround and hearth with gas fire (N/T), parquet flooring, radiator.

DINING ROOM 15'1 x 10'9 (4.60m x 3.28m)

Two double glazed window to side and rear, smooth ceiling, picture rail, feature fireplace with brick surround, two built-in storage cupboards (one housing gas boiler for domestic hot water and central heating), fitted carpet, radiator.

KITCHEN 12'3 x 9'11 (3.73m x 3.02m)

Double glazed window to side, window and solid wooden door to conservatory, smooth ceiling, matching over and under counter units, feature display cabinets, roll edged work surface, half tiled walls, inset 1 1/2 bowl and drainer, built in AEG oven, gas hob with extractor above, space for under counter fridge, quarry tiled floor.

CONSERVATORY 15'2 x 6'9 (4.62m x 2.06m)

Double glazed door to rear, wooden glazed door to front, double glazed windows to rear, poly-carbonate roof, plumbing and space for washing machine, tiled floor, door to storage room.

STORAGE ROOM

Solid wooden door, glazed window to side, sloping ceiling, space for freezer and tumble dryer,

FIRST FLOOR LANDING

Double glazed window to side, smooth ceiling, loft acces (loft is part boarded with pull down ladder), built in double airing cupboard housing hot water cylinder, fitted carpet.

MASTER BEDROOM 13'3 x 12'10 (4.04m x 3.91m)

Two double glazed windows to front offers views over Glebe Way, smooth ceiling, picture rail, wash hand basin, built in cupboard, feature fireplace with tiled surround and hearth, fitted carpet, radiator.

BEDROOM TWO 12'8 x 10'3 (3.86m x 3.12m)

Double glazed window to rear, smooth ceiling, picture rail, built in wardrobe, fitted carpet, radiator.

BEDROOM THREE 12'10 x 6'7 (3.91m x 2.01m)

Double glazed window to front, smooth ceiling, picture rail, pedestal wash hand basin, fitted carpet, radiator.

BEDROOM FOUR 8'4 x 7'2 (2.54m x 2.18m)

Double glazed window to side, picture rail, fitted carpet, radiator.

BATHROOM

Double glazed window to rear, smooth ceiling, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled walls, fitted carpet, radiator.

CLOAKROOM

Double glazed window to side, low level W/C, fully tiled walls.

OUTSIDE REAR

The established and well planted rear garden is mostly laid to lawn with flower shrub borders and beds, patio area, access to garage, outside tap, gated access to front.

OUTSIDE FRONT

Retained by a dwarf brick wall, established hedgrow to front, lawn area with flower shrub borders, carazy paved driveway providing off street parking leading to detached garage.

DETACHED GARAGE 21'1 x 9'7 (6.43m x 2.92m)

Double wooden doors to front, power and light connected, door to garden store room.

IMPORTANT INFORMATION

Council Tax Band: E
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.

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.

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.