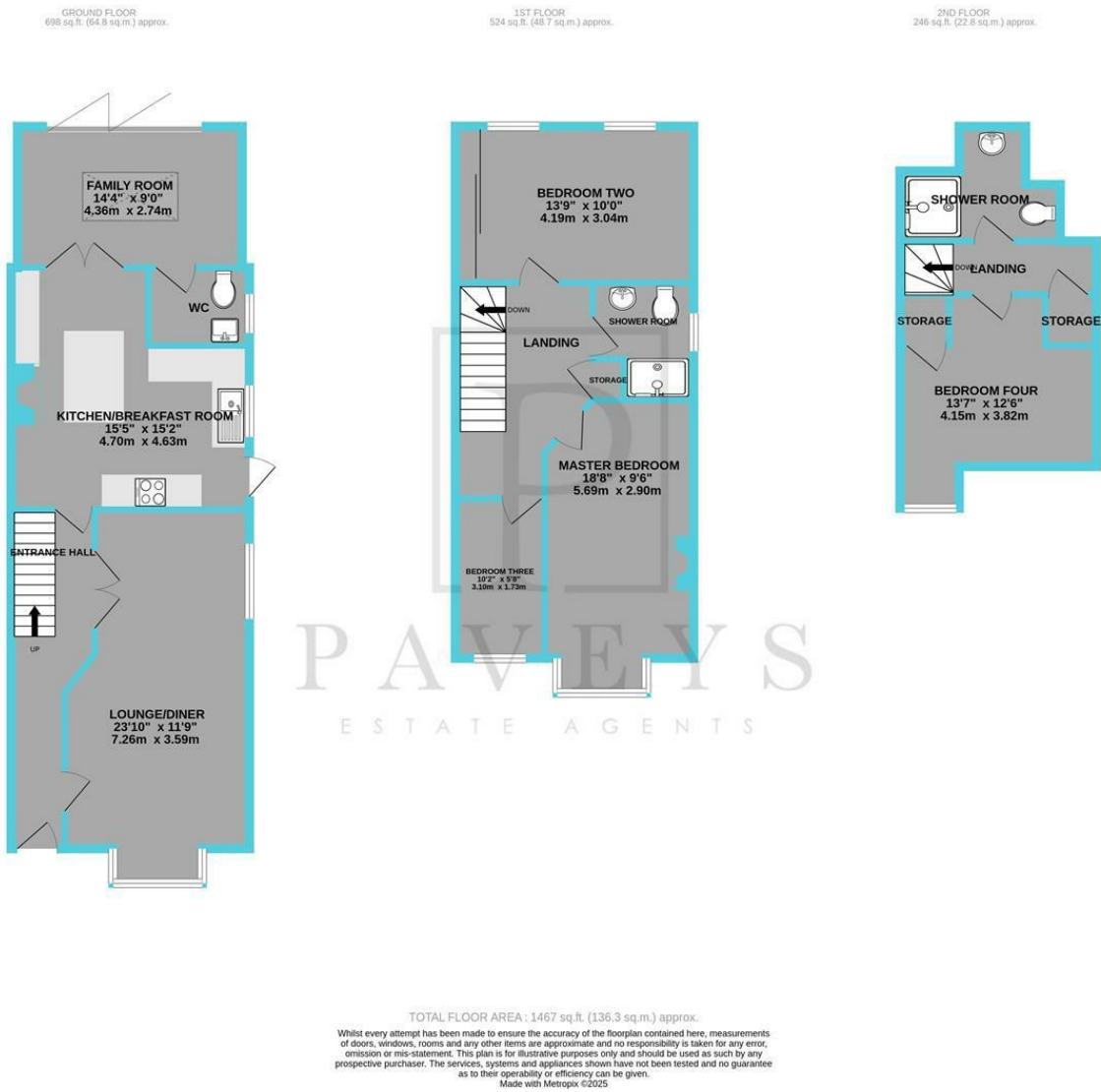




89, Pole Barn Lane
Frinton-On-Sea, CO13 9NQ

Price £395,000 Freehold

Paveys are delighted to bring to the market this ATTRACTIVE VICTORIAN SEMI DETACHED FAMILY HOME positioned inside the Frinton Gates and within walking distance to all amenities. This older style property, built around 1914, offers several characterful features along with a formal lounge, bright and sunny kitchen diner and modern family room with roof lantern and bi fold doors to the south facing rear garden. There are three bedrooms and a shower room on the first floor and the top floor has a generous bedroom/living space with shower room. Outside is off road parking for two vehicles and a South facing rear garden. The property is central to the GP surgery, mainline rail services to Central London, Connaught Avenue and the beautiful beach. Pole Barn Lane falls within catchment for Frinton Primary School and Tendring Technology College and is close to Frinton's many popular sporting clubs. Call Paveys to arrange your appointment to view.



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	74	England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

Feature storm porch, composite entrance door to front aspect, exterior light, laminate flooring, stair flight to First Floor, glazed double doors to Lounge Diner, radiator.

LOUNGE DINER 23'10 x 11'9 (7.26m x 3.58m)

Double glazed box bay window to front, double glazed window to side, laminate flooring, coved ceiling, TV point, radiators.

KITCHEN BREAKFAST ROOM 15'5 x 15'2 (4.70m x 4.62m)

Extensive range of modern hi gloss over and under counter units, open shelving and matching island unit with attached table. Quartz work tops, inset sink and drainer with pull down tap. Built in eye level oven and matching microwave, electric hob with extractor over, range of integrated appliances including washing machine, dishwasher and fridge freezer. UPVC double glazed door and window to side, glazed double doors to Family Room, feature fireplace with ornate surround, laminate flooring, smooth ceiling, spot lights, under unit lighting, radiator.

FAMILY ROOM 14'4 x 9' (4.37m x 2.74m)

Double glazed bi fold doors to the sunny rear garden, double glazed roof lantern, laminate flooring, smooth ceiling, spot lights, TV point, radiator.

CLOAKROOM

White low level WC and vanity wash hand basin. Double glazed window to side, laminate flooring, fully tiled walls, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, built in cupboard, stair flight to Second Floor, radiator.

MASTER BEDROOM 18'8 x 9'6 (5.69m x 2.90m)

Double glazed box bay window to front, fitted carpet, coved ceiling, radiators.

BEDROOM TWO 13'9 x 10' (4.19m x 3.05m)

Two double glazed windows to rear overlooking the garden, fitted carpet, fitted wardrobe with sliding doors, radiator.

BEDROOM THREE/DRESSING ROOM 10'2 x 5'8 (3.10m x 1.73m)

Double glazed window to front, fitted carpet, large fitted wardrobe with sliding doors, radiator.

SHOWER ROOM

Modern white suite comprising low level WC and vanity wash hand basin set in a concealed system with fitted counter top and large walk in shower with glass screen and rainfall shower head. Double glazed window to side, laminate flooring, smooth ceiling, spot lights, part tiled walls, wall mounted illuminated mirror, extractor fan, chrome heated towel rail.

SECOND FLOOR LANDING

Fitted carpet, built in cupboard.

BEDROOM FOUR 13'7 x 12'6 (4.14m x 3.81m)

Double glazed window to front, fitted carpet, door to eaves storage cupboard, radiator.

SHOWER ROOM

White suite comprising low level WC, wall mounted wash hand basin and enclosed shower. Double glazed window to rear, vinyl flooring, radiator.

OUTSIDE FRONT

Block paved driveway providing off road parking for two vehicles, gated access to rear garden.

OUTSIDE REAR

A private South facing rear garden commencing with a pave patio area, lawn area with flower and shrub borders and retaining panel fencing, further patio to the rear of the garden, raised flower bed and established tree, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C

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.