PAVEYS
ESTATE AGENTS

# 14, Winchester Road

Frinton-On-Sea, CO13 9JB

**Guide price £575,000 Freehold**
















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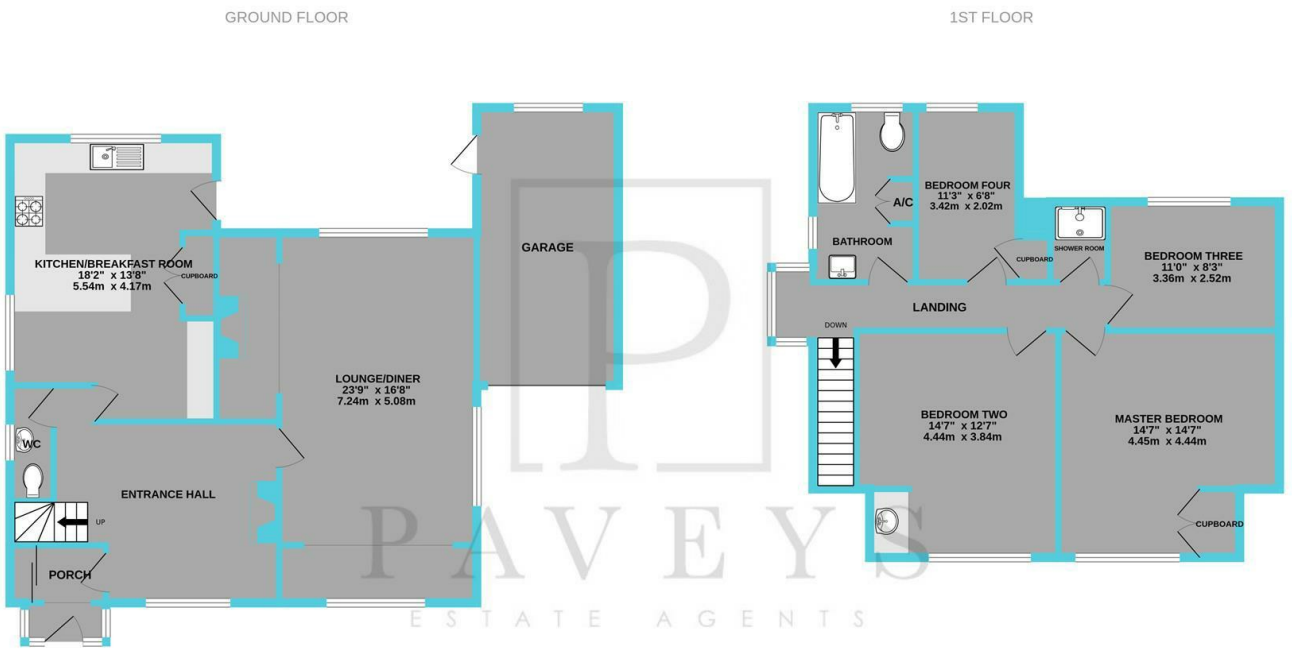
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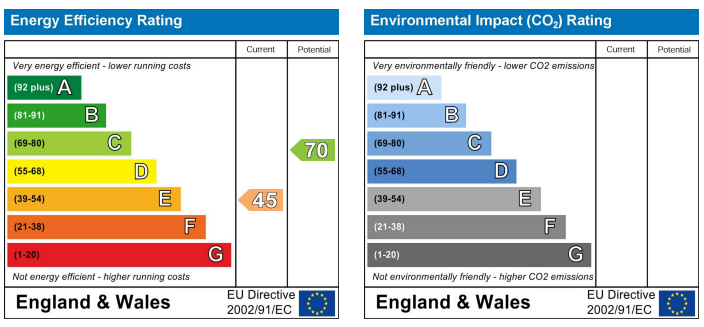
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***GUIDE PRICE £575,000-£600,000*** COASTAL CHARACTER PROPERTY - NO ONWARD CHAIN

Paveys are delighted to bring to the market this STYLISH DETACHED CHARACTER PROPERTY with CHARMING REAR GARDEN positioned within a short stroll from the Greensward & gorgeous beach. This delightful family home is located in the popular tree lined "College Roads" and is central to Connaught Avenue, schools, rail services to Chelmsford & London and Frinton's many sporting clubs including Lawn Tennis Club, Cricket Club & Golf Club. The ground floor accommodation comprises of a generous reception hall, large lounge diner with dual aspect windows, kitchen breakfast room and cloakroom. The first floor accommodation offers four bedrooms, attractive bathroom and shower room. Internally there are a wealth of original features including red brick fireplaces, ceiling beams, internal doors and exposed floor boards. The beautiful rear garden is very private and established with several mature trees, generous lawn area, patio area and Wendy house. To the front is a garage with driveway and established garden stocked with flowers and shrubs. An internal viewing is highly recommended! Call Paveys to arrange your appointment to view!









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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**PORCH**
Hardwood entrance door to front aspect, double glazed windows to front and side aspects, tiled roof, tiled floor, built in cloaks cupboard with sliding doors, door to Entrance Hall.

**ENTRANCE HALL**
Double glazed window to front, exposed floor boards, stair flight to First Floor, feature ceiling beams and picture rails, red brick fireplace with hearth, wall lights, traditional radiator.

**CLOAKROOM**
Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to side, exposed floor boards.

**LOUNGE DINER 23'9 x 16'8 (7.24m x 5.08m)**
Double glazed windows to front and side aspects, double glazed window to rear with views over the garden, exposed floorboards, feature ceiling beams and picture rails, red brick fireplace with tiled hearth, wall lights, TV point, radiators.

**KITCHEN BREAKFAST ROOM 18'2 x 13'8 (5.54m x 4.17m)**
Over and under counter units, solid wood work tops, inset ceramic butler sink with mixer tap, breakfast bar. Built in AEG oven and AEG gas hob with Neff extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer. Double glazed window to rear overlooking the garden, double glazed window to side, double glazed door to side, tiled flooring, tiled splash backs, built in cupboard with double doors, recess area with fitted base units and shelving above, tiled flooring, spotlights, upright radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**
Spacious landing with double glazed box bay window to side, fitted carpet, loft access, traditional radiator.

**MASTER BEDROOM 14'7 x 14'7 (4.45m x 4.45m)**
Double glazed window to front, fitted carpet, built in cupboards, wall lights, radiator.

**BEDROOM TWO 14'7 x 12'7 (4.45m x 3.84m)**
Double glazed window to front, fitted carpet, built in wardrobe, vanity wash hand basin with mirror above, wall lights, radiator.

**BEDROOM THREE 11' x 8'3 (3.35m x 2.51m)**
Double glazed window to rear, fitted carpet, wall lights, radiator.

**BEDROOM FOUR 11'3 x 6'8 (3.43m x 2.03m)**
Double glazed window to rear, fitted carpet, built in cupboard, radiator.

**SHOWER ROOM**
Enclosed and fully tiled shower cubicle with rainfall shower head. Fitted carpet, chrome heated towel rail.

**BATHROOM**
White suite comprising low level WC, vanity wash hand basin and bath with mixer tap, glass screen and shower over. Double glazed windows to rear and side aspects, laminate flooring, part tiled walls, built in airing cupboard, chrome heated towel rail.

**OUTSIDE FRONT**
Established garden with low retaining wall, mature shrub and flower borders and beds, driveway to the front the Garage, gated access to rear.

**OUTSIDE REAR**
A charming and very private rear garden, mainly laid to lawn with established flower and shrub borders, mature trees, sunken patio area, timber shed, gravel borders and beds, panel fencing, courtesy door to Garage, gated access to front.

**GARAGE**
Up and over door, window to rear, glazed courtesy door to rear, power and light connected (not tested by agent).

**IMPORTANT INFORMATION**
Council Tax Band: F
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.

**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.

**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.