



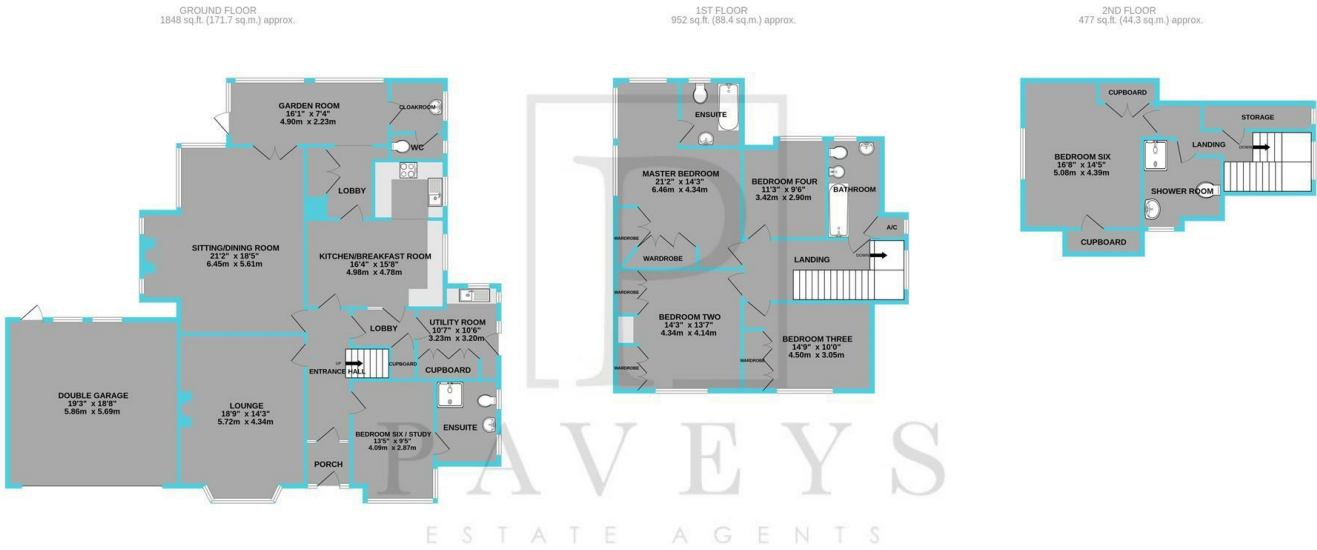
Brambles 31, Third Avenue  
Frinton-On-Sea, CO13 9EQ

Guide price £935,000 Freehold



~~~~GUIDE PRICE £935,000-£955,000~~~~

Welcome to "The Brambles" a truly gorgeous EDWARDIAN FAMILY HOME situated in a desirable location within the gates at Frinton-on-Sea. This beautiful family home offers a wealth of light and spacious accommodation over three floors with plenty of characterful features throughout and will be sold with NO ONWARD CHAIN. Manicured gardens surround the property with a pretty West facing rear garden with large terrace, double garage and ample parking. The property covers an impressive 3277 sq ft with two bright and sunny reception rooms, garden room, kitchen breakfast room and versatile double bedroom with ensuite shower room. On the first floor is the master bedroom with ensuite, three further double bedrooms and family bathroom. The top floor has a large double bedroom with sea views and shower room. It is located in the sought after tree lined Third Avenue with the sea and greensward at the end of the road. An early viewing is advised in order to appreciate this beautiful property and its location. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

**PORCH**  
Glazed entrance door with full height panels to front aspect, fitted carpet, glazed door to Entrance Hall.

**ENTRANCE HALL**  
Glazed entrance door, beautifully tiled flooring, coved ceiling, stair flight to First Floor, radiator.

**LOUNGE 18'9 x 14'3 (5.72m x 4.34m)**  
Double glazed sash windows to front, fitted carpet, coved ceiling, wall lights, feature fireplace with surround and hearth, TV point, radiators.

**SITTING/DINING ROOM 21'2 x 18'5 (6.45m x 5.61m)**  
Double glazed sash windows to rear and side aspects, LVT flooring, coved ceiling, wall lights, glazed double doors to Garden Room, radiators.

**GARDEN ROOM 16'1 x 7'4 (4.90m x 2.24m)**  
Double glazed windows to rear and side aspects overlooking the garden, double glazed door to side, LVT flooring, glazed double doors to Sitting/Dining Room, door to Cloakroom, radiators.

**CLOAKROOM & WC**  
Double glazed window to side, LVT flooring, white vanity wash hand basin, door to WC.  
Double glazed window to side, LVT flooring, white low level WC.

**LOBBY**  
Large double cupboard housing wall mounted Valiant boiler and hot water cyclinder (installed in 2023), (not tested by Agent), LVT flooring, door to Kitchen Breakfast Room.

**KITCHEN BREAKFAST ROOM 16'4 x 15'8 (4.98m x 4.78m)**  
Modern Shaker style over and under counter units, wooden work tops, inset stainless steel sink and drainer with mixer tap over. Built in Zanussi eye level oven and integrated microwave, electric hob with extractor over, space and plumbing for dishwasher. Double glazed windows to side, LVT flooring, coved ceiling, part tiled walls, under unit lighting, glazed door and window to Lobby, radiators.

**LOBBY**  
LVT flooring, built in cupboard.

**UTILITY ROOM 10'7 x 10'6 (3.23m x 3.20m)**  
Fitted sink unit with stainless steel sink and double drainer, base cupboard below, space and plumbing for washing machine, space for tumble dryer. Double glazed windows to rear and side aspects, glazed door to side, LVT flooring, large built in storage cupboard, walk in storage cupboard, part tiled walls, radiator.

**BEDROOM SIX / STUDY 13'5 x 9'5 (4.09m x 2.87m)**  
Double glazed sash windows to front, LVT flooring, coved ceiling, door to Ensuite Shower Room, radiator.

**EN SUITE SHOWER ROOM**  
Traditional white suite comprising low level WC, pedestal wash hand basin and large walk in shower cubicle with glass screen and a shower. Double glazed windows to side, LVT flooring, part tiled walls, chrome heated towel rail.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Double glazed window to side, fitted carpet, stair flight to Second Floor, radiator.

**MASTER BEDROOM 21'2 x 14'3 (6.45m x 4.34m)**  
Double glazed windows to rear and side aspects with views over the garden, fitted carpet, range of fitted wardrobes with storage cupboards above, door to Cloakroom, radiators.

**EN SUITE TO MASTER BEDROOM**  
Suite comprising low level WC, vanity wash hand basin and bath with shower over. Double glazed window to rear, tiled flooring, fully tiled walls, chrome heated towel rail.

**BEDROOM TWO 14'3 x 13'7 (4.34m x 4.14m)**  
Double glazed window to front, fitted carpet, range of fitted wardrobes with storage above and matching dressing table, coved ceiling, radiators.

**BEDROOM THREE 14'9 x 10' (4.50m x 3.05m)**  
Double glazed window to front with views over Third Avenue, fitted carpet, coved ceiling, built in wardrobes, radiator.

**BEDROOM FOUR 11'3 x 9'6 (3.43m x 2.90m)**  
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

**BATHROOM**  
Traditional white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to rear, tiled flooring, part tiled walls, built in airing cupboard, chrome heated towel rail.

**SECOND FLOOR**

**SECOND FLOOR LANDING**  
Double glazed window to side, fitted carpet, door to walk in storage cupboard with double glazed window to side.

**BEDROOM SIX 16'8 x 14'5 (5.08m x 4.39m)**  
Double glazed window to side with wonderful views over Frinton to the sea, fitted carpet, door to eaves storage cupboard, built in wardrobe, radiator.

**SHOWER ROOM**  
Suite comprising low level WC, pedestal wash hand basin and shower with screen. Double glazed window to front, part tiled walls, LVT flooring, radiator.

**THE GARDENS**  
To the front of the property are pretty manicured lawns with hedgerow and shrub borders, retaining walls, paved pathways, paved driveway to the front of the garage, access to the garage, gated access to rear.

The West facing rear garden is has a large raised patio area which stretches across the back of the property and extends to the side, steps lead down to a lawn area which is bordered by well stocked flower and shrubs borders, retaining panel fencing, timber summer house, timber shed, gated access to front.

**DOUBLE GARAGE 19'3 x 18'8 (5.87m x 5.69m)**  
Up and over door, double glazed windows to rear, double glazed door to garden, power and light connected (not tested by Agent).

**AGENTS NOTE**  
The Vendor has advised that the central heating system and all radiators at the property were replaced in 2023.

**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.

**IMPORTANT INFORMATION**  
Council Tax Band: TBC  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

**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.