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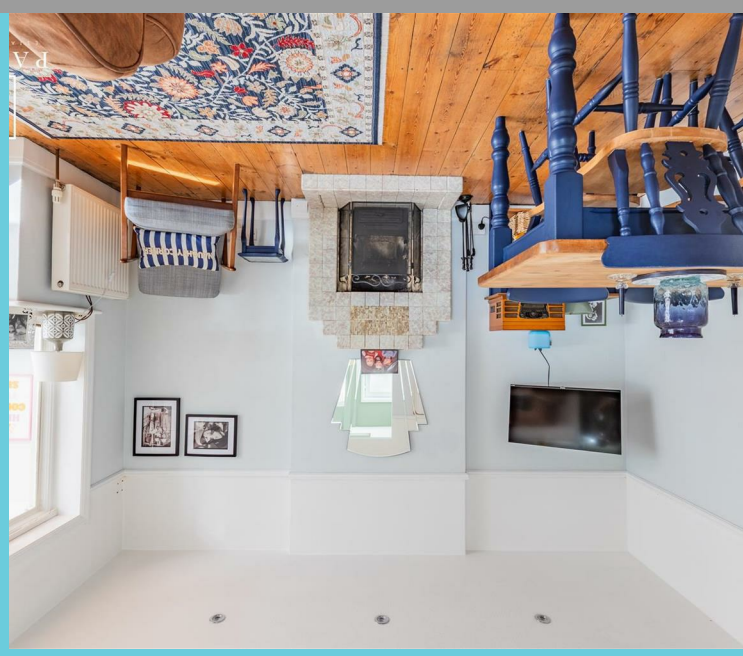
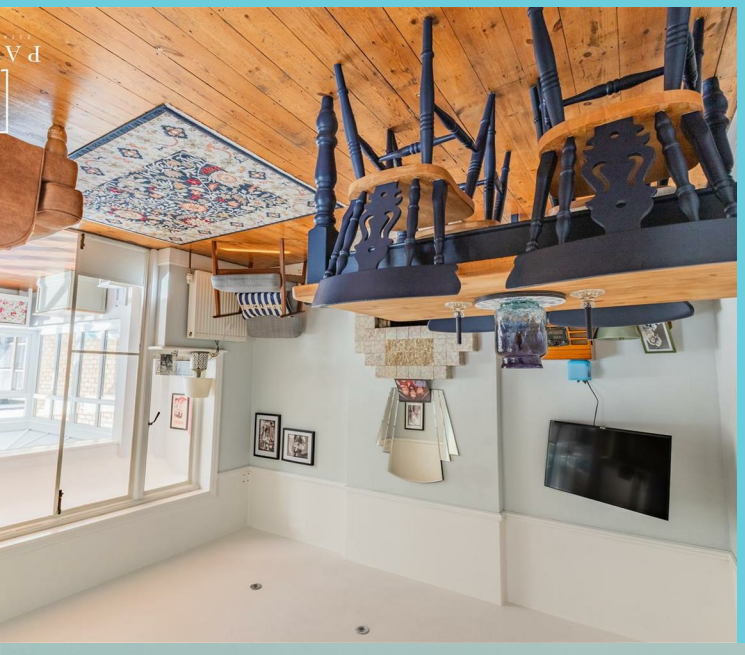
PAVEYS
ESTATE AGENTS





14, Elm Tree Avenue

Frinton-On-Sea, CO13 0BE

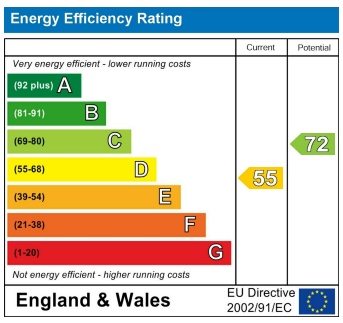
Offers in excess of £385,000 Freehold

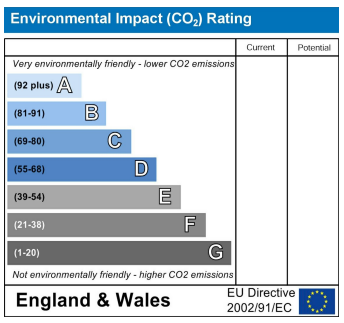
PAVEYS
ESTATE AGENTS

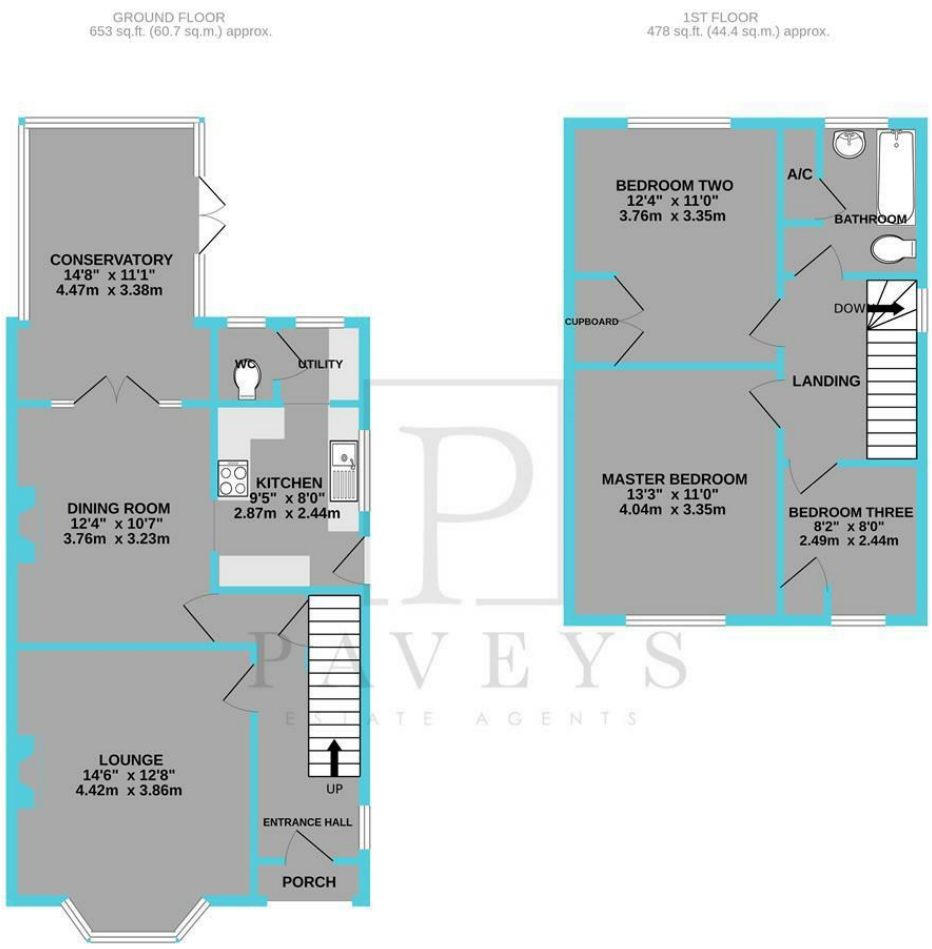
14, Elm Tree Avenue

Frinton-On-Sea, CO13 0BE

A BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME located a short walk from the FRINTON GATES & FRINTON RAILWAY STATION. The property has been lovingly updated by the present owners who have put their own stamp on the property by restoring original features and adding window shutters. The property is in excellent decorative order and offers a lounge with feature fireplace and fuel burner, sitting room/family room, conservatory/dining room, kitchen, utility and cloakroom. Upstairs are three bedrooms and the family bathroom. Outside there is an enclosed front garden, private rear garden, garage and off road parking. There is potential to add further off road parking to the front, subject to the usual permissions. Shops, restaurants and Cafes as well as the beautiful beach and greensward are all a short walk away. Call Paveys today to arrange a viewing.







14, Elm Tree Avenue

Frinton-On-Sea, CO13 0BE

ENTRANCE HALL
Double glazed entrance door with inset glass to front aspect, double glazed window to side with fitted shutters, wood flooring, stair flight to First Floor, under stairs storage cupboard with window, radiator.

LOUNGE 14'6 x 12'8 (4.42m x 3.86m)
Double glazed bay window to front with fitted shutters, wood flooring, smooth and coved ceiling, picture rail, TV point, feature fireplace with brick surround and wooden mantel, two radiators.

DINING ROOM 12'4 x 10'7 (3.76m x 3.23m)
Glazed French doors and windows to Conservatory, wood flooring, smooth ceiling, picture rail, feature open fireplace with tiled surround and hearth, TV point, open plan to Kitchen, two radiators.

CONSERVATORY 14'8 x 11'1 (4.47m x 3.38m)
Part brick construction, double glazed French doors to Conservatory, double glazed windows to rear and side aspects, tiled flooring, pitched roof, radiator.

KITCHEN 9'5 x 8 (2.87m x 2.44m)
Matching over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Space for electric oven, integrated fridge freezer, space and plumbing for dishwasher. Double glazed window to rear, double glazed door to rear, wood flooring, tiled splash backs, opening to Utility Area, door to Cloakroom.

UTILITY AREA
Matching over and under counter units, work top, space and plumbing for washing machine, wall mounted boiler housed in a cupboard (N/T)Double glazed window to side, tiled flooring, tiled splash back, door to Cloakroom.

CLOAKROOM
Low level WC, wood flooring.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to side with fitted shutters, exposed floor boards, access to loft via pull down ladder.

MASTER BEDROOM 13'3 x 11 (4.04m x 3.35m)
Double glazed window to front with fitted shutters, wooden flooring, smooth and coved ceiling, feature tiled fireplace, wall mounted wash hand basin, built in wardrobe, radiator.

BEDROOM TWO 12'4 x 11 (3.76m x 3.35m)
Double glazed window to rear, exposed floorboards, built in double wardrobe, feature tiled fireplace, TV point, radiator.

BEDROOM THREE 8'2 x 8 (2.49m x 2.44m)
Double glazed window to front, exposed floorboards, built in wardrobe, TV point, radiator.

BATHROOM
White Suite comprising low level WC, pedestal wash hand basin and bath with mixer taps and shower attachment over. Two double glazed windows to side, vinyl flooring, part tiled walls, built in airing cupboard housing hot water tank (N/T), radiator.

OUTSIDE FRONT
Gated garden leading to lawn area with retaining fencing and mature flowers and shrub borders, gated access to rear.

OUTSIDE REAR
Private and secluded garden, laid to lawn with retaining panel fencing, patio area, greenhouse, timber shed, vegetable plot, courtesy door to Garage, outside tap, gated access to front and side.

GARAGE & PARKING
Detached garage located to the rear of the property and accessed via Bloom Close, up and over door, courtesy door to side, power and light connected (not tested).

IMPORTANT INFORMATION
Council Tax Band: D
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 £48 (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 our 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.