



LAMB & CO

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Inspired by property, driven by passion.



CONNAUGHT AVENUE, FRINTON-ON-SEA, CO13 9PN

PRICE £195,000

Located in the heart of Frinton-on-Sea, this well-presented two-bedroom first-floor property offers an excellent opportunity for those seeking convenient coastal living with amenities close at hand.

- Two Bedrooms
- Central Frinton-on-Sea Location
- First Floor
- Gas Central Heating
- Well-Presented
- EPC-C



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

KITCHEN

10'4 x 8'7 (3.15m x 2.62m)

BEDROOM TWO

14'0 x 8'0 (4.27m x 2.44m)

LOUNGE

13'6 x 12'0 (4.11m x 3.66m)

BEDROOM ONE

13'6 x 9'7 (4.11m x 2.92m)

BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

OUTSIDE

Material Information

Council Tax Band: B

Heating: Gas Central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 75%

EE - 75%

Three - 67%

Vodafone - 86%

Construction:

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Low

Additional Charges: See Lease Details

Seller's Position: Needs To Find

Garden Facing: N/A

Non-Standard Features to note: N/A

Leasehold Information

Lease Term Remaining: 139 Years

Ground Rent/Service Charge: £120PCM approx

Ground Rent Review Period:

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

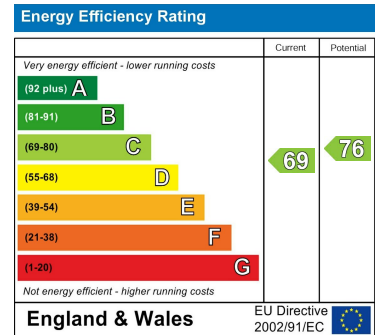
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

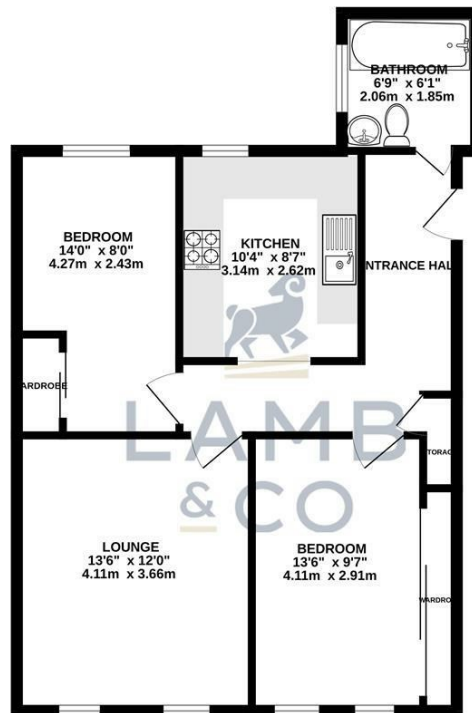
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
 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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