

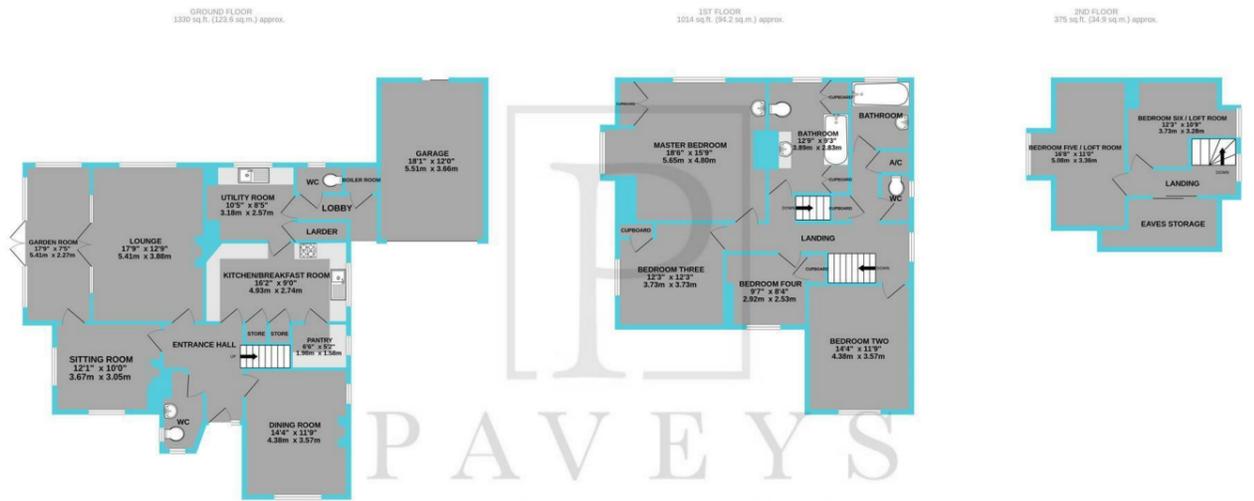
Creggan 85, Third Avenue  
Frinton-On-Sea, CO13 9EF

Price £850,000 Freehold



PAVEYS  
ESTATE AGENTS

**NO ONWARD CHAIN!** A rare opportunity to acquire a six bedroom property in a prime location within one of Frinton-on-Sea's most sought after avenues. This is only the third time the much-loved family home has been offered for sale in the open market. "Creggan" is set on an established plot of beautiful gardens at the top of Third Avenue and offers an impressive 2719 sq ft of accommodation over three floors which are filled with heaps of original features. The ground floor accommodation offers a welcoming entrance hall, three reception rooms, a stunning garden room and kitchen breakfast room with attached utility. On the first floor is the elegant master bedroom, three further bedrooms, two bathrooms and staircase leading to two further loft bedrooms. The property is full of character with beautiful open fireplaces, oak staircases, solid oak entrance door and oak internal doors. This wonderful family home is central to the beach and everything that Frinton-on-Sea has to offer and offers a great opportunity for the new owner to make it their own. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 2719 sq.ft. (252.6 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	64
(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	39
England & Wales	EU Directive 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>	64
(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	39
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**ENTRANCE HALL**  
Solid oak entrance door to front aspect, crittall window to front, wood flooring, stair flight to First Floor, radiator.

**CLOAKROOM**  
White low level WC and pedestal wash hand basin. Crittall windows to front and side aspects, tiled flooring.

**DINING ROOM 14'4 x 11'9 (4.37m x 3.58m)**  
Crittall windows to front and side aspects, exposed floor boards, feature red brick fireplace with surround and hearth, picture rail, radiator.

**SITTING ROOM 12'1 x 10' (3.68m x 3.05m)**  
Glazed Crittall windows to front and side aspects, fitted carpet, picture rail, feature red brick open fireplace, radiator.

**LOUNGE 17'9 x 12'9 (5.41m x 3.89m)**  
Crittall window to rear with views over the garden, crittall double doors and windows to Garden Room, exposed floor boards, feature red brick open fireplace with surround and hearth, TV point, wall lights, radiator.

**GARDEN ROOM 17'9 x 7'5 (5.41m x 2.26m)**  
Part brick construction, glazed double doors to rear, crittall windows to rear and side aspects affording views over the beautiful garden, exposed floor boards.

**KITCHEN BREAKFAST ROOM 16'2 x 9' (4.93m x 2.74m)**  
Range of oak base units with work tops over, sink unit with stainless steel sink and double drainer. Built in Neff oven, gas hob with extractor over, space for fridge freezer. Crittall window to side, exposed floor boards, part tiled walls, two built in storage cupboard, door to pantry.

**PANTRY 6'6 x 5'2 (1.98m x 1.57m)**  
Walk in pantry with fitted shelving and lighting.

**UTILITY ROOM 10'5 x 8'5 (3.18m x 2.57m)**  
Fitted sink unit with work tops over, inset sink, spaces and plumbing for dishwasher and washing machine. Crittall window to rear, tiled flooring, fully tiled walls, door to walk in larder, door to Lobby, radiator.

**LOBBY**  
Tiled flooring, door to boiler room.

**CLOAKROOM**  
Crittall window to rear, white low level WC, tiled flooring.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Crittall window to side, fitted carpet, built in airing cupboard, built in storage cupboard, stair flight to Second Floor, radiator.

**MASTER BEDROOM 18'6 x 15'9 (5.64m x 4.80m)**  
Crittall windows to rear and side aspects with views over the garden, exposed floor boards, range of fitted bedroom furniture including bed side tables, wardrobes and over bed storage, built in wardrobe, radiator.

**BEDROOM TWO 14'4 x 11'9 (4.37m x 3.58m)**  
Crittall window to front, fitted carpet, vanity wash hand basin, radiator.

**BEDROOM THREE 12'3 x 12'3 (3.73m x 3.73m)**  
Crittall window to side, fitted carpet, built in cupboard, radiator.

**BATHROOM ONE**  
White suite comprising low level WC, vanity unit with inset wash hand basin and bath with ornate surround, tiled splash back, mixer taps and shower attachment. Crittall window to rear with views over the garden, vinyl flooring, Extensive range of fitted cupboards and drawer units, vinyl flooring, part tiled walls, wall lights, radiator.

**BEDROOM FOUR 9'7 x 8'4 (2.92m x 2.54m)**  
Crittall window to front, fitted carpet, radiator.

**BATHROOM TWO**  
White pedestal wash hand basin and bath. Crittall window to rear, fitted carpet, aqua board walls,

**CLOAKROOM**  
Crittall window to side, white low level WC, vinyl flooring.

**SECOND FLOOR**

**SECOND FLOOR LANDING**  
Crittall window to side, fitted carpet, sliding doors to eaves storage.

**BEDROOM FIVE / LOFT ROOM 16'8 x 11' (5.08m x 3.35m)**  
Crittall window to side, exposed floor boards.

**BEDROOM SIX / LOFT ROOM 12'3 x 10'9 (3.73m x 3.28m)**  
Crittall window to side, exposed floor boards.

**THE GARDENS**  
Beautiful West facing landscaped gardens surround the property with manicured lawn areas bordered by well stocked flower and shrub borders and beds, mature trees and hedgerows, gated pathway to entrance door, double gates giving access to the single garage.

**GARAGE 18'1 x 12' (5.51m x 3.66m)**  
Single garage with concertina doors to front, crittall window to rear, pitched and tiled roof, driveway to the front.

**DETACHED DOUBLE GARAGE**  
Large detached double garage with twin doors and driveway to the front.

**IMPORTANT INFORMATION**  
Council Tax Band: G  
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**  
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