



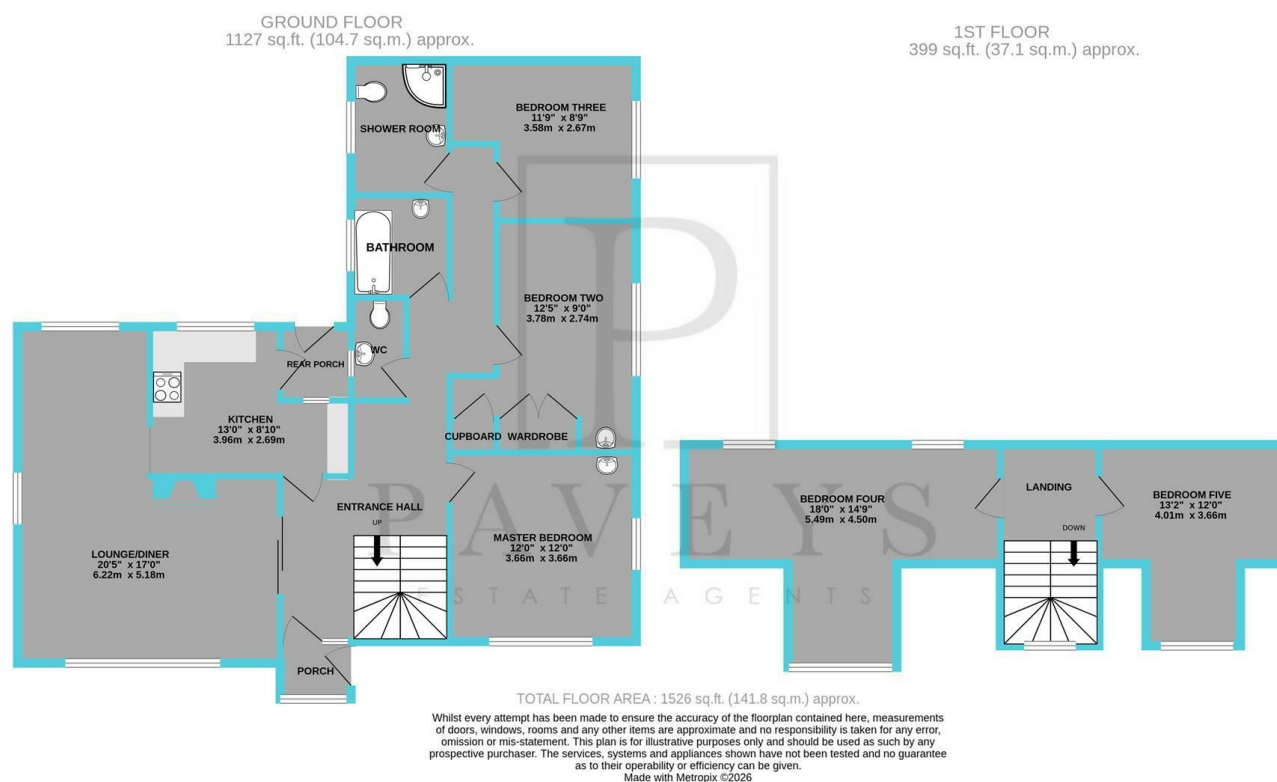
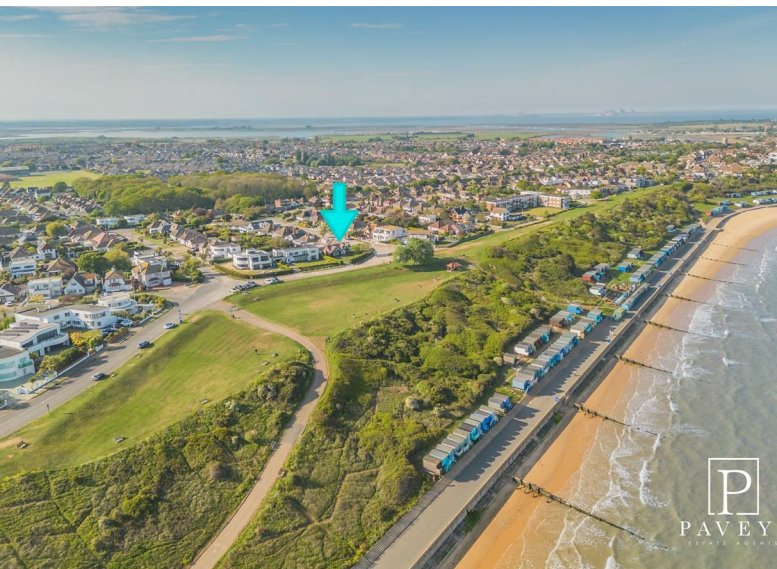
Holford, The Leas  
Frinton-On-Sea, CO13 9NN

Price £735,000 Freehold



PAVEYS  
ESTATE AGENTS

Welcome to "Holford" a DETACHED CHALET BUNGALOW positioned on the SEAFRONT at THE LEAS, FRINTON PARK. Set on a spacious corner plot of private gardens with wonderful greensward and sea views, gated parking, detached garage and NO ONWARD CHAIN. Benefitting from an impressive 1533 sq ft of accommodation with lounge diner, kitchen, three ground floor double bedrooms, two bathrooms and two first floor double bedrooms with views! This PRIME LOCATION property does require some updating and modernisation but has the potential to be something very special. The shops, cafes and eateries in Connaught Avenue, Frinton Railway Station, popular sporting clubs and scenic beachfront walks are all within easy reach. Call Paveys to arrange your appointment to view!!!!



Energy Efficiency Rating	
Current	Potential
74	55

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
74	55

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

#### PORCH

UPVC double glazed entrance door and windows to front aspect, laminate flooring.

#### ENTRANCE HALL

Glazed internal door and side panel to Entrance Hall, fitted carpet, stair flight to First Floor, under stairs storage cupboard, sliding pocket doors to Lounge Diner, electric radiator.

#### LOUNGE DINER 20'5 x 17' (6.22m x 5.18m)

L shaped room with double glazed windows to front and side aspects with sea views, part fitted carpet, fireplace with electric fire, surround and hearth, open access to Dining Area, electric radiator.

#### DINING AREA

Double glazed windows to rear and side aspects with views over the garden, vinyl flooring, archway giving access to the Kitchen, electric heater.

#### KITCHEN 12'9 x 9'3 (3.89m x 2.82m)

Range of over and under counter units, work tops, sink and drainer unit with mixer tap. Built in electric oven and hob, space for under counter white goods. Double glazed window to rear overlooking the garden, glazed door to rear porch, vinyl flooring, coved ceiling.

#### REAR PORCH

Double glazed door to rear garden, vinyl flooring.

#### MASTER BEDROOM 12' x 12' (3.66m x 3.66m)

Double glazed windows to front and side aspects with views over the garden, fitted carpet, coved ceiling, built in double wardrobe with cupboards above, wash hand basin, electric radiator.

#### BEDROOM TWO 12'5 x 9' (3.78m x 2.74m)

Double glazed window to side, laminate flooring, coved ceiling, built in double wardrobe with storage above, wash hand basin, electric radiator.

#### BEDROOM THREE 11'9 x 8'9 (3.58m x 2.67m)

Double glazed window to side with views over Central Avenue, fitted carpet, coved ceiling, electric radiator.

#### SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed window to side, vinyl flooring, part tiled walls, coved ceiling, wall heater.

#### BATHROOM

White suite comprising pedestal wash hand basin and bath with mixer tap and shower attachment. Double glazed window to to side, vinyl flooring, part tiled walls, coved ceiling, wall heater.

#### CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to side, vinyl flooring, part tiled walls.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Double glazed window to front with greensward and sea views, fitted carpet.

#### BEDROOM FOUR 18' x 14'9 (5.49m x 4.50m)

Double glazed window to front with beautiful greensward and sea views, two double glazed Velux windows to rear, fitted carpet, vaulted ceiling, electric radiator.

#### BEDROOM FIVE 13'2 x 12' (4.01m x 3.66m)

Double glazed window to front with beautiful greensward and sea views, fitted carpet, vaulted ceiling, electric radiator.

#### THE GARDENS

The property is set on a large corner plot of wrap around gardens which are laid to lawn with established hedgerow borders which afford an element of privacy. The property is approached by a gated driveway leading to the front of the garage providing ample off road parking. There is further gated parking to the rear of the property which is accessed by Central Avenue. The garden is predominantly laid to lawn with flower and shrub borders and beds and fruit trees. Gated access to front, courtesy door to the garage.

#### DETACHED GARAGE

Up and over door, courtesy door to rear garden.

#### VEWS

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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 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.

#### 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.