

ELM TREE AVENUE, FRINTON-ON-SEA, ESSEX, CO13 0BE

Price

£395,000

FREEHOLD

- Three Bedrooms
- Two Reception Rooms
- Utility & Ground Floor WC
 - Sun Room
- Private Rear Garden
- Potential to Extend S.T.P.P.
- Garage & Off Street Parking
- Just Outside Frinton Gates
- Viewing Highly Advised
- Council Tax Band - D / EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this beautifully presented, THREE BEDROOM DETACHED HOUSE. The property is ideally situated within a short stroll of Frinton Gates, Frinton-on-Sea railway station, the town centre, and the seafront. Having undergone some renovation by current owners, this charming home seamlessly blends original character features with stylish modern touches, including elegant fitted shutters throughout. The property benefits from spacious accommodation throughout including two reception rooms, sun room, utility and ground floor cloakroom and on the first floor three well proportioned bedrooms and a family bathroom. Externally, the home benefits from an attractive private rear garden, garage and off street parking. There is also potential to create additional parking to the front of the property and to extend S.T.P.P. Elm Tree Avenue is perfectly positioned within walking distance of Frinton's boutique shops, cafés, restaurants, beautiful sandy beach, and picturesque Greensward, this exceptional home offers an enviable coastal lifestyle. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured hardwood door leading to:

Entrance Hallway

Stair flight to first floor. Wooden flooring. Under stairs storage cupboard. Sealed unit double glazed window to side with fitted shutter. Radiator. Doors to:

Lounge

14'6" x 12'8"

Brick built fireplace with tiled hearth and inset log burner with wood mantle piece above. Laminate flooring. Radiator. Sealed unit double glazed bay window to front with fitted shutters.

Dining Room

12'4" x 10'7"

Wood flooring. Tiled fireplace with open fire. Spotlights. Windows to rear. Doors leading to sun room. Open access to:

Kitchen

9'5" x 8'

Fitted with a range of matching fronted units. Wood worksurfaces. Inset one and a half stainless bowl sink and drainer unit. Cooker to remain. Further selection of units both at eye and floor level. Integrated fridge/freezer. Plumbing for dishwasher. Part tiled walls. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side. Open access to:

Utility

Wooden work surface with cupboards at eye and floor level. Plumbing for washing machine. Part tiled walls. Tiled effect vinyl flooring. Enclosed boiler providing heating and hot water throughout. Obscured sealed unit double glazed window to rear. Door to:

Cloakroom

Low level w/c. Laminate flooring. Obscured sealed unit double glazed window to rear.

Sun Room

14'8" x 11'1"

Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Loft access with pull down ladder. Sealed unit double glazed window to side with fitted shutter. Doors to:

Bedroom 1

13'3" x 11'

Wood herringbone effect flooring. Feature fireplace. Radiator. Sealed unit double glazed window to front with fitted shutters.

Bedroom 2

12'4" x 11'

Built in wardrobe. Feature fireplace. Laminate flooring. Radiator. Sealed unit double glazed window to rear.

Bedroom 3

8'2" x 8'

Built in wardrobe. Laminate flooring. Radiator. Sealed unit double glazed window to front with fitted shutters.

Bathroom

Suite comprises of low level w/c. Pedestal wash hand basin. Enclosed panelled bath with wall

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mounted shower attachment. Built in airing cupboard housing hot water cylinder, integral shelving and radiator. Part tiled walls. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed windows to side and rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Shed and summer house to remain. Private access door to garage. Access to front via side gate. Outside tap and lighting. Enclosed by panelled fencing.

Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Enclosed by panelled and iron fencing with featured low brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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GROUND FLOOR

1ST FLOOR



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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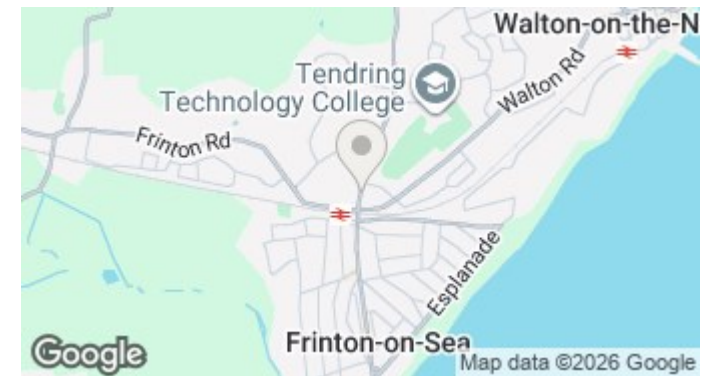
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www.fentonsestates.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
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

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