UPPER THIRD AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9LJ

Price

£625,000

FREEHOLD

- Four Double Bedrooms
- Detached Family Home
- Character Property
- 21' Lounge
- 20' Kitchen/Dining Room
- Ground Floor Cloakroom & Shower Room
- Walking Distance to Shops, Amenities & Seafront
- Walking Distance to Frinton's Mainline Railway Station
- Sought After 'Upper Avenues' Position
- EPC Rating D/Council Tax Band E

4 2 2 D

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Situated in the sought after 'Upper Avenues' inside the gates of Frinton-on-Sea, Fentons Estate Agents are delighted to offer for sale this spacious FOUR BEDROOM DETACHED FAMILY HOME. The property offers versatile accommodation including a 21' lounge, 20'6" kitchen/dining room, ground floor bedroom, cloakroom and shower room, three first floor bedrooms and family bathroom. Further benefits include a utility room and gardens to the front and rear. Ideally positioned within easy reach of Frinton's seafront, greensward and town centre, with Connaught Avenue offering a range of independent shops, cafés and amenities. An early internal viewing is highly recommended.

Accommodation comprises of approximate room sizes

UPVC entrance door leading to:-

Entrance Hall
Solid oak flooring. Radiator. Stair flight to first floor. Obscured sealed unit double glazed window to front. Doors to:-

Lounge
21' x 12'6"
Solid oak flooring. Three radiators. Sealed unit double glazed windows to rear and side aspect. Two sets of sealed unit double glazed patio doors to front and side.

Kitchen/Dining room
20'6" x 8'6"
Fitted in a range of matching fronted units. Rolled edge granite work surfaces. Inset one and a half ceramic bowl, sink and granite drainer unit. Central island with granite work surfaces with cupboards under. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for dishwasher. Two radiators. Tiled effect vinyl flooring. Velux windows. Sealed unit double glazed window to rear. Opening to:-

Utility
Plumbing for washing. Storage cupboard housing combination boiler. Door to garden. Door to:-

Shower Room
Suite comprises of pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Radiator. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to side.

Bedroom Four/Sitting Room
15'2" x 8'6"
Wood effect tiled flooring. Radiator. Two sets of sealed unit double glazed patio doors to side and front.

Cloakroom
Suite comprises of low level w/c. Vanity pedestal hand wash basin. Partially tiled walls. Vinyl flooring. Radiator. Single glazed windows to front and side.

Landing
Built in storage cupboard. Loft access via loft hatch. Radiator. Vinyl flooring. Sealed unit double glazed window to rear. Doors to:-

Master Bedroom
8'7" x 18'9"
Solid oak flooring. Built in wardrobes. Two radiators. Sealed unit double glazed windows to front and side aspect.

Bedroom Two
10'5" x 15'8"
Solid oak flooring. Built in wardrobes. radiator. Sealed unit double glazed windows to front aspect.

Bedroom Three
10'5" x 8'10
Solid oak flooring. Built in wardrobe. radiator. Sealed unit double glazed windows to side aspect.

Bathroom
White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed windows to rear and side aspect.

Outside - Rear
Part paved patio area. Remainder laid to lawn. Two storage sheds to remain. Beds stocked well with flowers, shrubs, trees and bushes, Access to via wooden gates. Enclosed by paneled fencing and brick wall.

Outside - Front
Hard standing area providing ample off street parking. Remainder laid to lawn. Wooden entrance gates. Enclosed by paneled fencing and hedges.

Material Information - Freehold Property
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: E
Payable 2026/2027 £2831.38 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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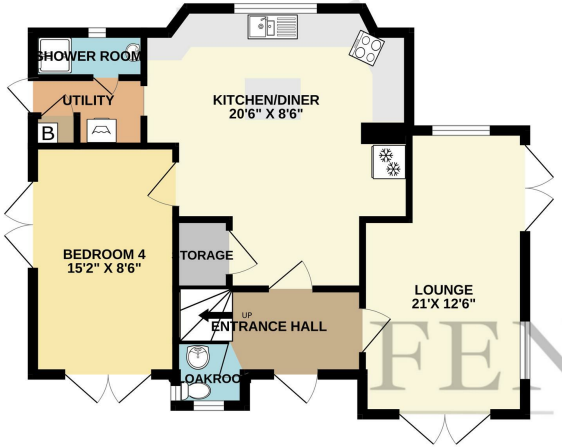
AML

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.

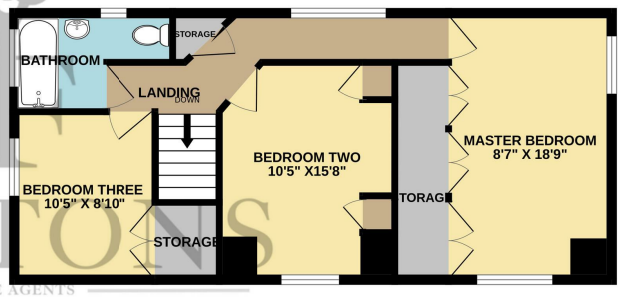
Disclaimer - Wide Angle Lens Etc

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.

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan cortained 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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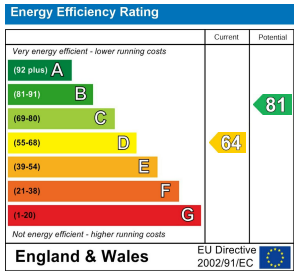
Council Tax Band

E



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