PAVEYS
ESTATE AGENTS

8, Harold Grove

Frinton-On-Sea, CO13 9BD

Guide price £550,000 Freehold















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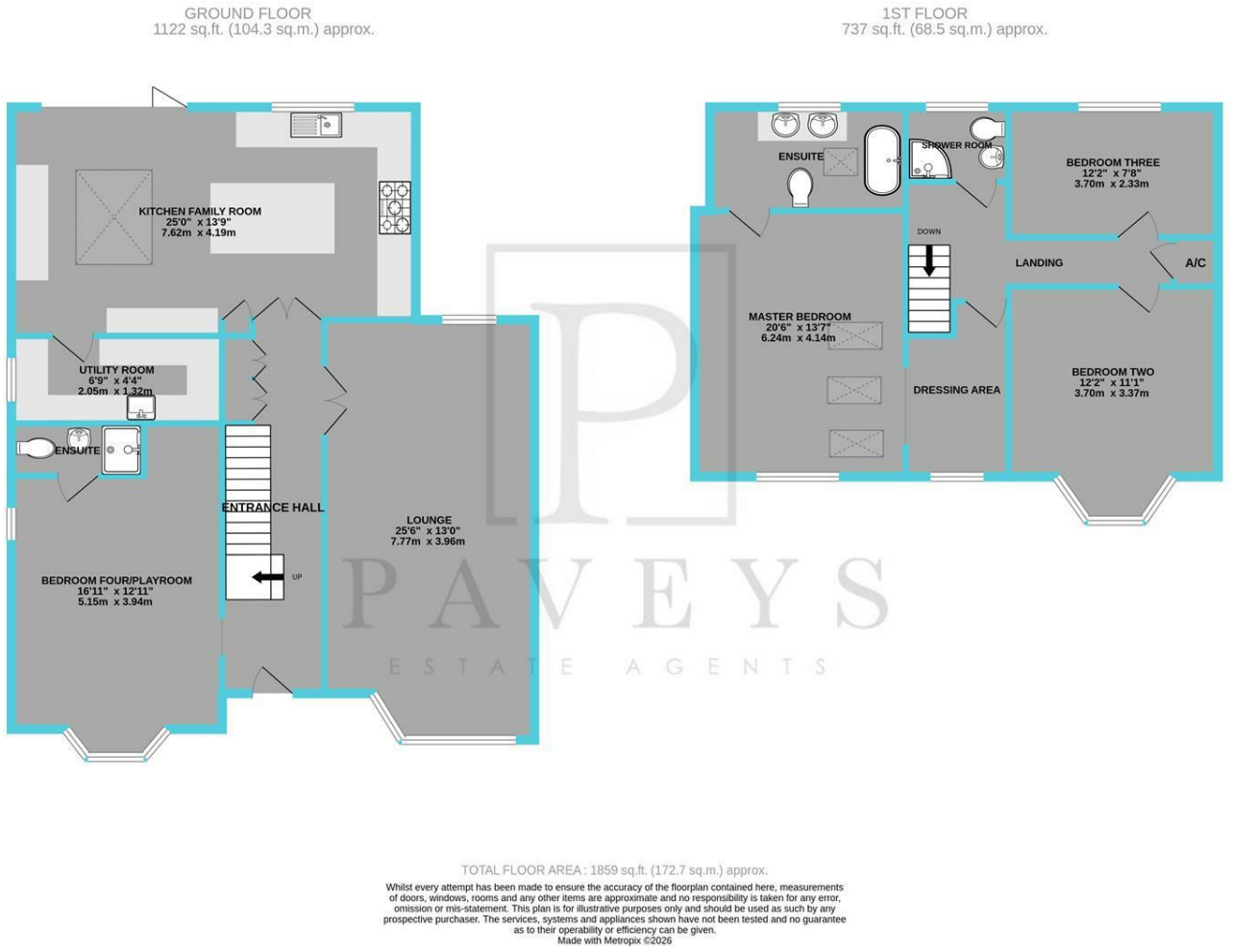
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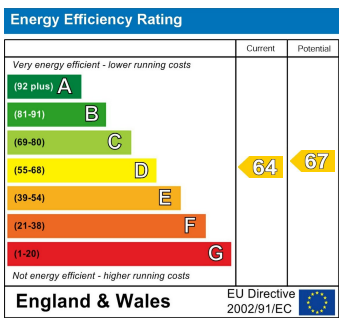
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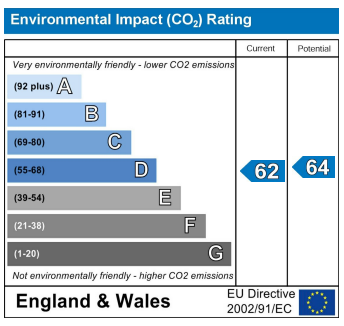
~~~~~GUIDE PRICE £550,000-£575,000~~~~~

Situated in the heart of FRINTON-ON-SEA and a short stroll from Frinton's beautiful beach and greensward is this spacious OLDER STYLE SEMI DETACHED HOUSE. This superb family home offers an impressive 1859 sq ft of accommodation over two floors along with a great size rear garden and off road parking. Key features include a spacious lounge, kitchen diner with feature roof lantern and bi fold doors to the garden, utility room and a large ground floor bedroom (or playroom) with ensuite shower room. Upstairs is the large master bedroom with vaulted ceiling, fitted wardrobes and en-suite bathroom, a further two bedrooms and family shower room. The property is conveniently located close to all local amenities and everything that Frinton-on-Sea has to offer! Call Paveys to arrange your appointment to view.









TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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ENTRANCE HALL
Solid wood entrance door to front aspect, oak flooring, smooth and coved ceiling, stair flight to First Floor, under stairs storage cupboard, open access to Lounge, glazed internal doors to Kitchen, radiators.

LOUNGE 25'6 x 13' (7.77m x 3.96m)
Double glazed bay window to front, obscured arch window to rear, fitted carpet, smooth ceiling with feature cornicing, two radiators.

OPEN PLAN KITCHEN FAMILY ROOM 25' x 13'9 (7.62m x 4.19m)
Range of modern over and under counter units with granite work surfaces undermount sink and pull down tap. Large island unit with storage cupboards, fitted wine racks, quartz work tops, matching dresser unit. Range master oven with tiled splash back and cooker hood over, space and plumbing for dishwasher, space for American style fridge/freezer. Feature double glazed roof lantern, double glazed window to rear with fitted shutters, double glazed bi-fold doors with fitted shutters leading to the rear garden. Oak flooring, smooth ceiling with spot lights inset, loft access, radiators. Door to Utility Room.

UTILITY ROOM 6'9 x 4'4 (2.06m x 1.32m)
Modern Shaker style over and under counter units, full height cupboards, work top, inset undermount sink with mixer tap. Space and plumbing for washing machine, space for tumble dryer, built in microwave/oven. Double glazed window to side, LVT flooring, smooth and coved ceiling, air conditioning unit.

BEDROOM FOUR/PLAYROOM 16'11 x 12'11 (5.16m x 3.94m)
Double glazed bay window to front, double glazed window to side, fitted carpet, smooth and coved ceiling, door to Ensuite Shower Room, radiator.

EN-SUITE SHOWER ROOM
White suite comprising low level WC, wash hand basin and enclosed shower cubicle. Fully tiled walls, extractor fan.

LANDING
Fitted carpet, smooth ceiling, loft access, built in cupboard housing wall mounted boiler and immersion heater (not tested by Agent).

MASTER BEDROOM 20'6 x 13'7 (6.25m x 4.14m)
Double glazed windows to front with fitted shutters, vaulted ceiling with three Velux windows with blinds, fitted carpet, smooth ceiling with spot lights inset, fitted window seat with storage beneath, fitted wardrobes and drawers, air conditioning unit, radiators. Door to Ensuite.

ENSUITE TO MASTER BEDROOM
Traditional white suite comprising low level WC, his & hers twin vanity wash hand basin with cupboards beneath and and freestanding roll top bath with mixer tap and shower attachment. Obscured double glazed window to rear, vaulted ceiling with Velux window, tiled flooring with electric under floor heating, part tiled walls, extractor fan, chrome heated towel rail.

BEDROOM TWO 12'2 x 11'1 (3.71m x 3.38m)
Double glazed bay window to front with fitted shutters, fitted carpet, smooth ceiling, range of fitted wardrobes, part panel walls, air conditioning unit, radiator.

BEDROOM THREE 12'2 x 7'8 (3.71m x 2.34m)
Double glazed window to rear, fitted carpet, recessed open wardrobes with fitted clothing rails, radiator.

SHOWER ROOM/CLOAKROOM
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Obscured double glazed window to rear, extractor fan, radiator.

OUTSIDE FRONT
Block paved driveway providing off road parking for two vehicles, lawn area, gated access to rear garden.

OUTSIDE REAR
Generous paved patio area which extends to the side and rear of the garden, trellis and panel retaining fencing, lawn area, two timber sheds, exterior lighting, multiple exterior power sockets, gated access to front.

AGENTS NOTES
The aluminium pergola in the rear garden is available under separate negotiation.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

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 £48 (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.
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