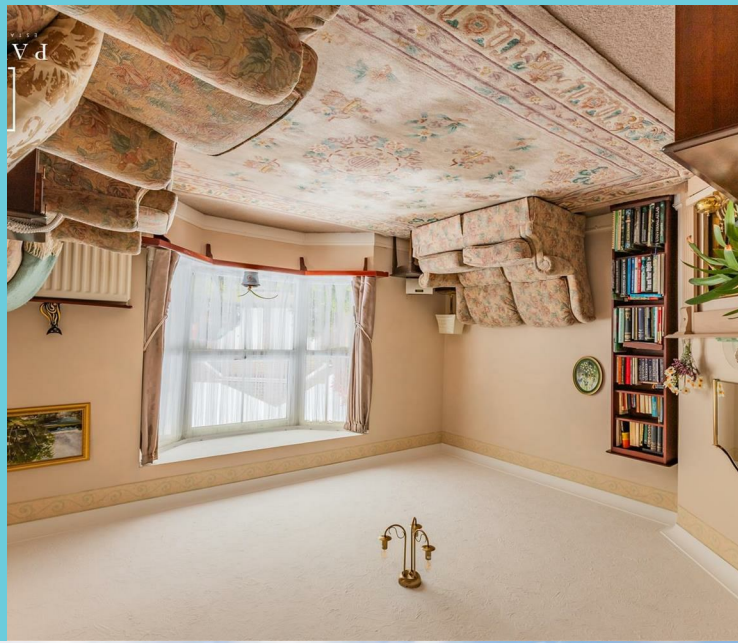
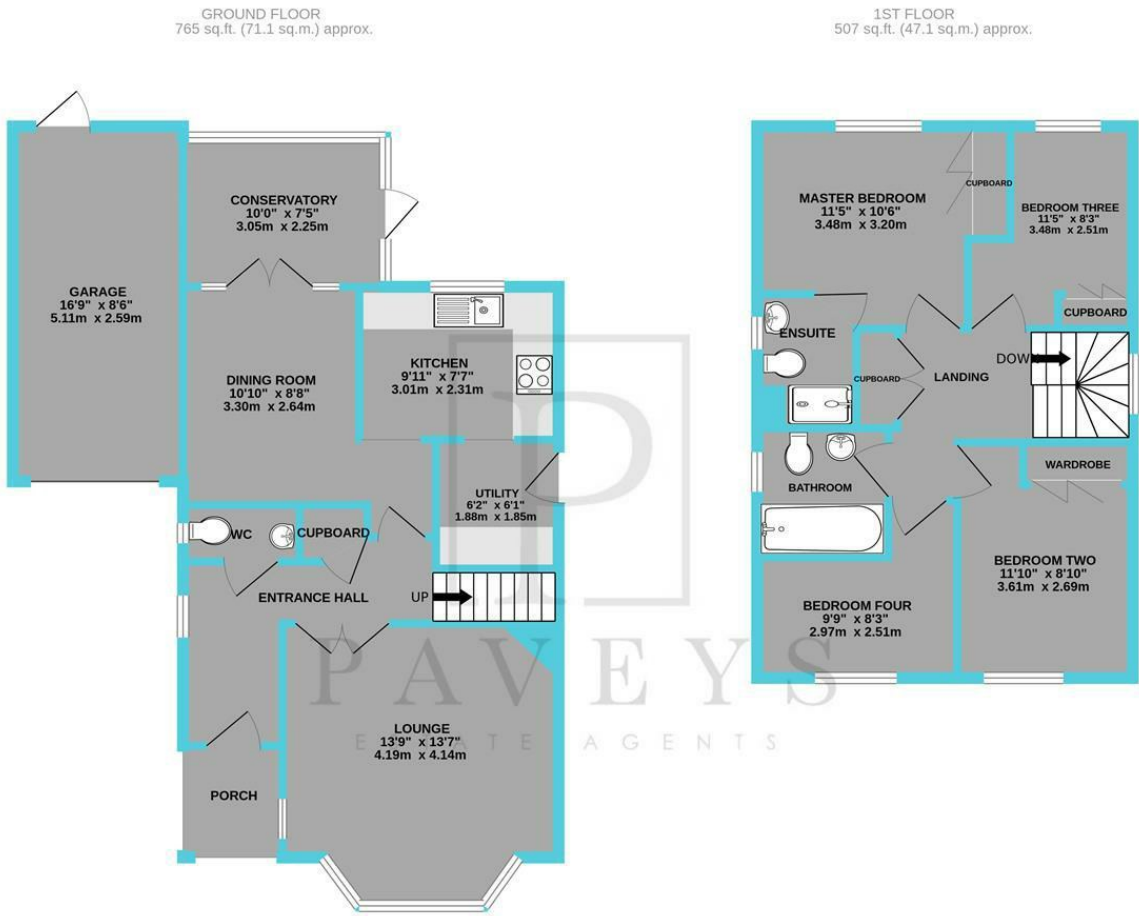




7, Brent Close
Frinton-On-Sea, CO13 0UT

Price £365,000 Freehold

Tucked away in a peaceful cul-de-sac on the Frietuna Development is this DETACHED FAMILY HOME with GARAGE, PARKING & PRETTY GARDEN. This much loved family home is in need of some updating and will be sold with NO ONWARD CHAIN. Key features include two reception rooms, kitchen, conservatory, four bedrooms, ensuite shower room and bathroom. The beautiful, established garden wraps around the property and is stocked with a vast array of flowers, shrubs and trees and even has a few resident ducks! Brent Close is located within easy reach of local transport links, shops, schools and amenities. The beach, rail services and doctors surgery are a few minutes away. We have keys to view. Call Paveys to arrange your appointment to view.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL
Hardwood double glazed entrance door to front aspect, double glazed window to side, fitted carpet, coved ceiling, stair flight to First Floor, built in cupboard, glazed double doors to Lounge, radiator.

CLOAKROOM
Suite comprising low level WC and wash hand basin. Double glazed window to side, fitted carpet, radiator.

LOUNGE 13'9 x 13'7 (4.19m x 4.14m)
Double glazed bay window to front, double glazed window to side, fitted carpet, coved ceiling, fireplace with surround and inset electric fire (not tested by Agent), TV point, radiator.

DINING ROOM 10'10 x 8'8 (3.30m x 2.64m)
Glazed double doors and full height side panels to Conservatory, fitted carpet, coved ceiling, open access to Kitchen, radiator.

KITCHEN 9'11 x 7'7 (3.02m x 2.31m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven, gas hob with extractor over, space and plumbing for dishwasher. Double glazed window to rear overlooking the garden, vinyl flooring, coved ceiling, part tiled walls, opening to Utility Room.

UTILITY ROOM 6'2 x 6'1 (1.88m x 1.85m)
Fitted base unit with inset sink and drainer. Space and plumbing for washing machine, space for under counter fridge. Hardwood door to side, vinyl flooring, fitted shelving, tiled splashbacks, radiator.

CONSERVATORY 10' x 7'5 (3.05m x 2.26m)
Double glazed door to garden, double glazed doors to rear and side aspects with views over the garden, fitted carpet, fitted wall heater.

FIRST FLOOR

FIRST FLOOR LANDING
Bright and spacious landing with double glazed window to side, fitted carpet, coved ceiling, built in double cupboard, loft access, radiator.

MASTER BEDROOM 11'5 x 10'6 (3.48m x 3.20m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, built in wardrobe, door to EnSuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, fitted carpet, coved ceiling, part tiled walls, radiator.

BEDROOM TWO 11'10 x 8'10 (3.61m x 2.69m)
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 11'5 x 8'3 (3.48m x 2.51m)
Double glazed window to rear overlooking the garden, fitted carpet, built in cupboard, radiator.

BEDROOM FOUR
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM
Suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to side, fitted carpet, coved ceiling, part tiled walls, radiator.

OUTSIDE FRONT

OUTSIDE REAR

GARAGE

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
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.

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 us 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.