



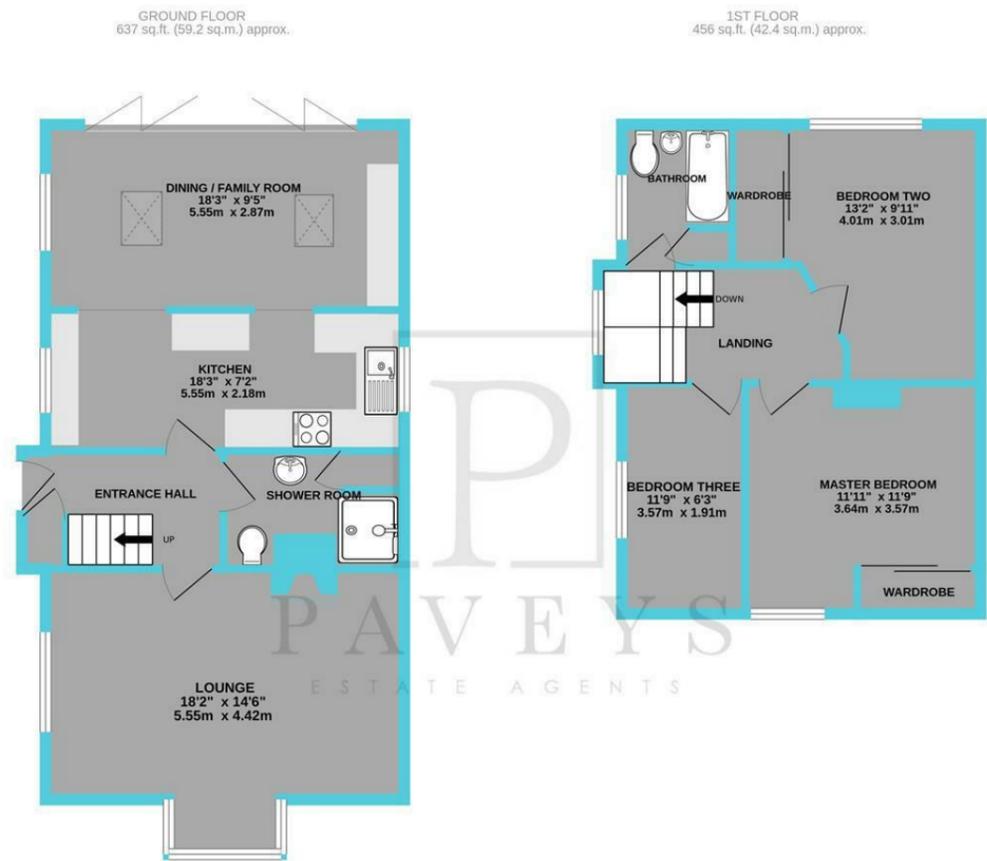
25, St. Marys Road  
Frinton-On-Sea, CO13 9HS

Guide price £500,000 Freehold



PAVEYS  
ESTATE AGENTS

\*\*\* GUIDE PRICE £500,000-£525,000 \*\*\* Nestled in the desirable area of St. Marys Road, Frinton-On-Sea, this charming older style detached house offers a perfect blend of character and modern living. The property has been thoughtfully extended with the addition of a dining/family room with tri fold doors to the garden, providing ample room for relaxation and entertaining. The west-facing garden is a delightful feature, allowing for plenty of sunlight throughout the day, and includes a summerhouse, perfect for enjoying the outdoors or as a quiet retreat. One of the standout advantages of this location is its proximity to the beach, making it an excellent choice for those who appreciate coastal living. Additionally, the property benefits from a garage and a driveway, ensuring convenient parking and storage options. This home presents a wonderful opportunity to enjoy a tranquil lifestyle in a sought-after location, combining the charm of an older style house with the conveniences of modern amenities. Don't miss the chance to make this delightful property your own. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	61		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1093 sq. ft. (101.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix C2026

#### ENTRANCE HALL

UPVC double glazed entrance door, exterior light, parquet flooring, stair flight to first Floor, under stairs storage cupboard, door to Cloakroom/Shower Room, radiator.

#### CLOAKROOM/SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Tiled flooring, fully tiled walls, coved ceiling, spot lights, wall mounted mirror, built in cupboards, extractor fan, radiator.

#### LOUNGE 18'2 x 14'6 (5.54m x 4.42m)

Double glazed box bay window to front, double glazed window to side, parquet flooring, stunning original brick fireplace with surround and hearth, inset wood burner, coved ceiling, radiators.

#### KITCHEN 18'3 x 7'2 (5.56m x 2.18m)

Gloss over and under counter units, laminate work tops, inset sink and drainer with mixer tap, breakfast bar. Built in Bosch oven, gas hob with extractor over, space and plumbing for dishwasher, cupboard housing freestanding tumble dryer and washing machine, integrated fridge freezer, wall mounted boiler (not tested by Agents). Double glazed windows to side aspects, LVT flooring, smooth ceiling, tiled splash backs, wall light, open access to Dining/Family Room, radiator.

#### DINING/FAMILY ROOM 18'3 x 9'5 (5.56m x 2.87m)

Double glazed tri fold doors to rear garden, two double glazed roof lanterns, double glazed window to side, LVT flooring, smooth ceiling, range of fitted cupboards, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, loft hatch, radiator.

##### MASTER BEDROOM 11'11 x 11'9 (3.63m x 3.58m)

Double glazed window to front, laminate flooring, built in wardrobe with sliding doors, recessed shelving, radiator.

##### BEDROOM TWO 13'2 x 9'11 (4.01m x 3.02m)

Double glazed window to rear, laminate flooring, built in wardrobe with sliding doors, recessed shelving, radiator.

##### BEDROOM THREE 11'9 x 6'3 (3.58m x 1.91m)

Double glazed window to side, laminate flooring, radiator.

#### BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, built in airing cupboard, fitted cabinet, chrome heated towel rail.

#### OUTSIDE FRONT

Lawn area with retaining wall, paved pathway to the side with gated access to the rear garden. Driveway to the front of the garage, exterior lighting, EV charge point.

#### OUTSIDE REAR

A great size West Facing garden stocked with a vast array of established flowers and shrubs, patio area, lighting, vegetable plot, timber shed, gated access to front. At the rear of the garden is a gated access with access to the summer house.

#### GARAGE

Electric roller door, power and light connected (not tested by Agent), courtesy door with access to the rear garden.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.