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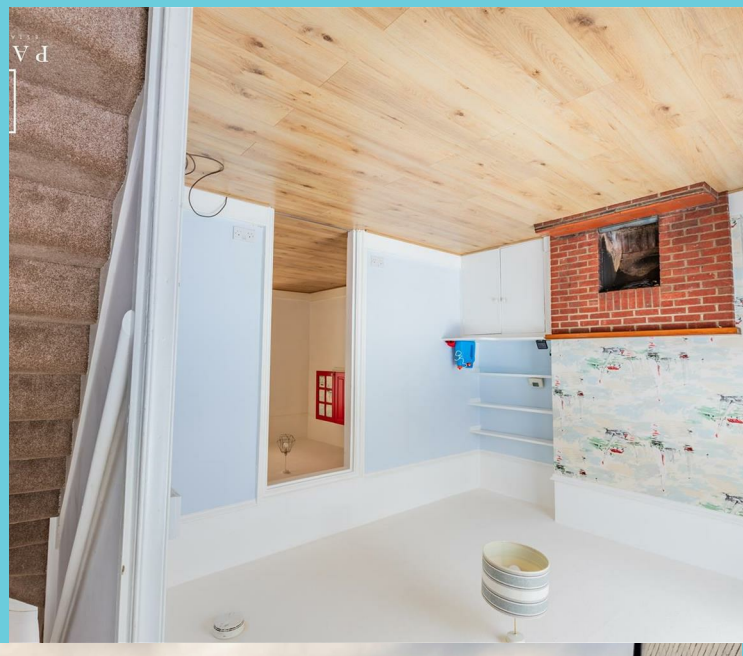
PAVEYS
ESTATE AGENTS



97, Old Road

Frinton-On-Sea, CO13 9BX

Price £285,000 Freehold

PAVEYS
ESTATE AGENTS

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PAVEYS
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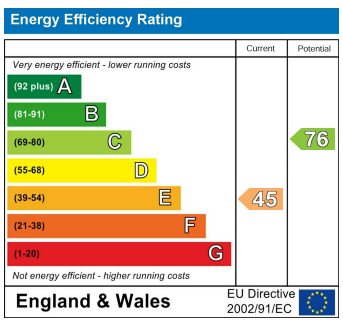
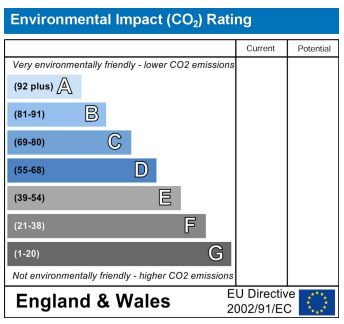
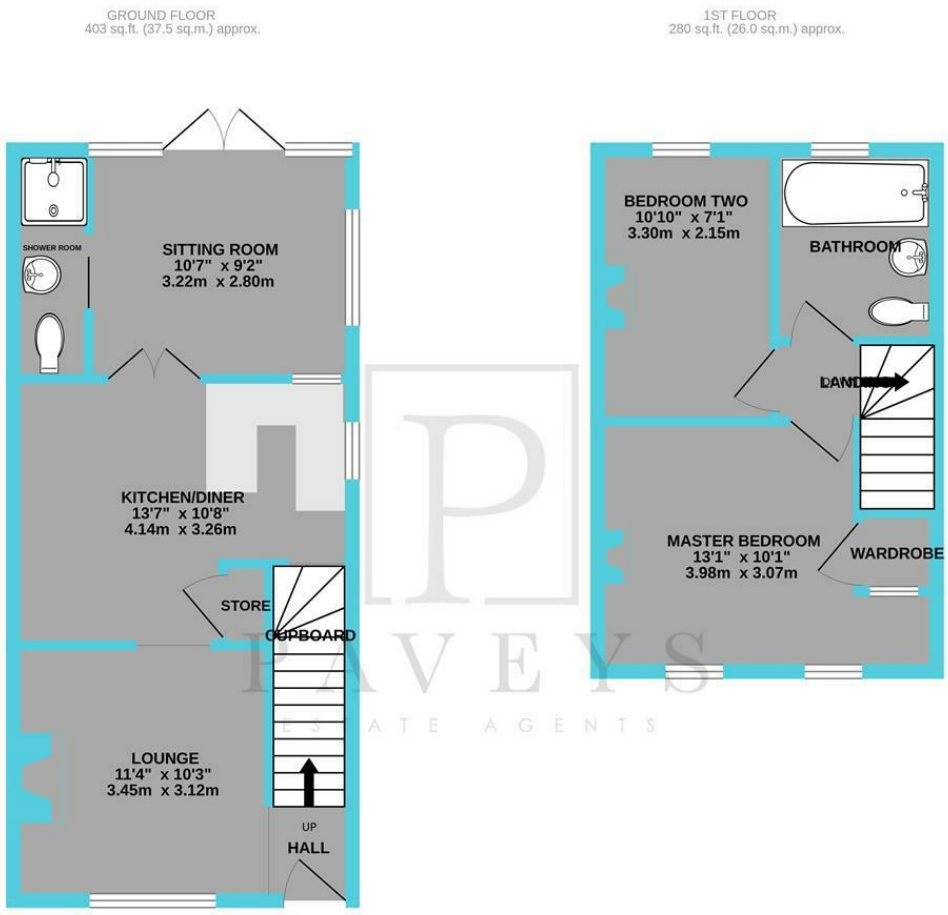
NO ONWARD CHAIN! Hands up if you've ever dreamt of owning a character-filled home within the prestigious Frinton Gates, just moments from the Blue Flag beach, stunning Greensward and the delights of Connaught Avenue! Rarely available, this gorgeous extended property offers a wealth of charm and character, complemented by two reception rooms, two well-proportioned bedrooms and a pretty west-facing rear garden, perfect for enjoying the afternoon and evening sunshine. Further benefits include a detached garage and off-road parking. A truly enviable coastal home in one of Frinton-on-Sea's most sought-after locations. Early viewing is highly recommended. Call Paveys today.







TOTAL FLOOR AREA : 683 sq.ft. (63.4 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
Hardwood entrance door to front aspect, laminate flooring stair flight to First Floor, open access to Lounge.

LOUNGE 11'4 x 10'3 (3.45m x 3.12m)
Double glazed window to front, laminate flooring, feature red brick open fireplace with tiled hearth, built in cupboard and shelving, TV point, open access to Kitchen Diner, radiator.

KITCHEN DINER 13'7 x 10'8 (4.14m x 3.25m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for cooker, fitted extractor hood, space and plumbing for washing machine, under stairs storage cupboard, built in storage cupboard. Double glazed window to side, laminate flooring, fitted wall cupboards, glazed double doors to Sitting Room/Snug, radiator.

SITTING ROOM/SNUG 10'7 x 9'2 (3.23m x 2.79m)
UPVC double glazed doors and windows to rear, double glazed door to side, laminate flooring, door to Cloakroom/Shower Room, radiators.

CLOAKROOM/SHOWER ROOM
White suite comprising low level WC, wall mounted wash hand basin and enclosed shower cubicle. Double glazed window to rear, laminate flooring, part tiled walls, shaver point.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, loft access.

MASTER BEDROOM 13'1 x 10'1 (3.99m x 3.07m)
Double glazed windows to front, fitted carpet, feature cast iron fireplace, built in cupboard with window, housing wall mounted Vaillant boiler (not tested by Agent), radiator.

BEDROOM TWO 10'10 x 7'1 (3.30m x 2.16m)
Double glazed window to rear, fitted carpet, feature cast iron fireplace with surround, radiator.

BATHROOM
Suite comprising low level WC, vanity wash hand basin and bath with shower over. double glazed window to rear, vinyl flooring, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT
Hardstanding frontage for off road parking for two vehicles, further hardstanding area to the side leading to the garage, exterior lighting, gated access to rear garden.

OUTSIDE REAR
Pretty West facing garden, commencing with a decking area, artificial lawn bordered by flowers and shrubs. Gravel area to the rear of the garden with established trees, timber shed, outside tap, access to garage, gated access to front.

DETACHED GARAGE
Up and over door, power and light connected (not tested by Agent) window to side, courtesy door to garden, door to Cloakroom with wash hand basin.

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

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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.