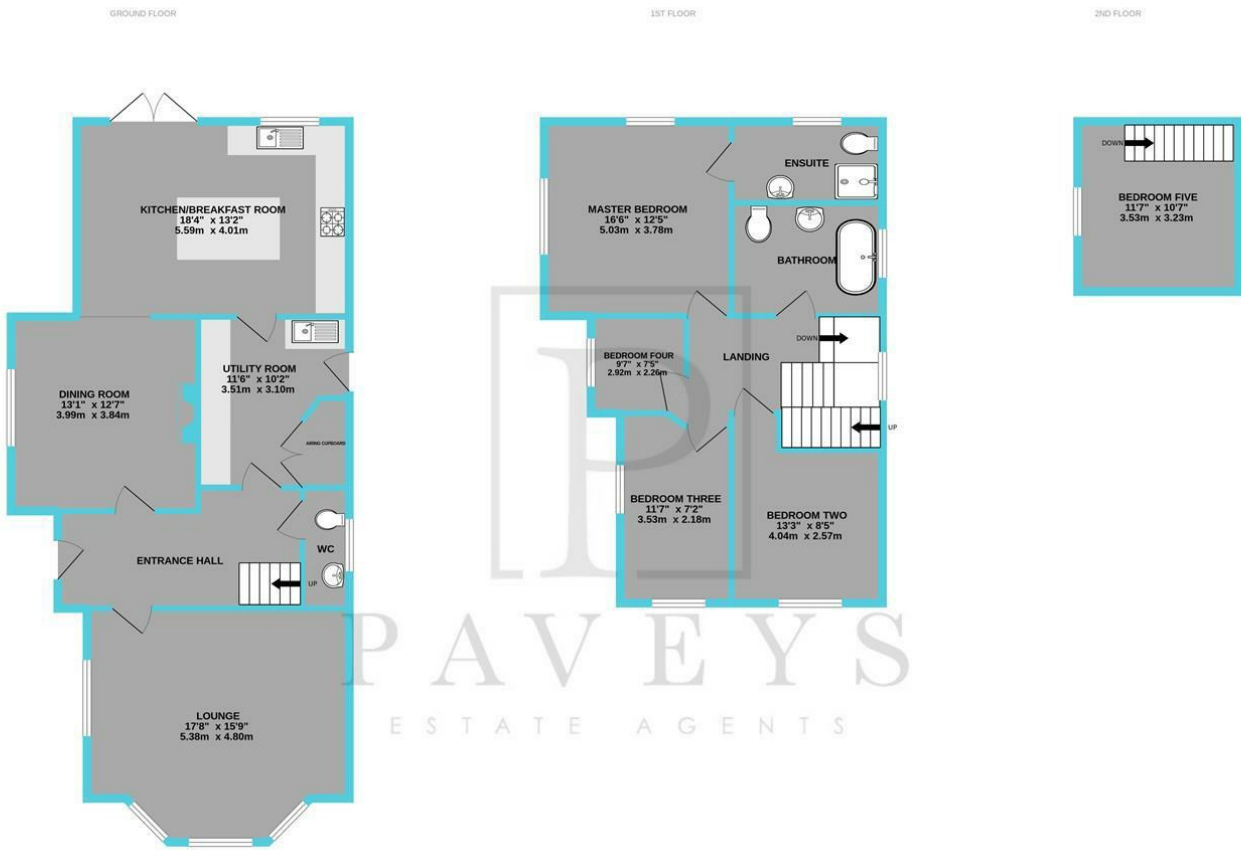




33, Glebe Way
Frinton-On-Sea, CO13 9HR

Price £600,000 Freehold

NO ONWARD CHAIN. Paveys have the pleasure in bringing to the market this BEAUTIFUL FIVE BEDROOM 1930's CHARACTER PROPERTY in a desirable residential turning INSIDE THE FRINTON GATES and a short stroll from Frinton's "Blue Flag" beach and greensward. This attractive property offers fantastic family accommodation with a mix of modern and original features arranged over three floors. Key features of this property include a beautiful lounge with parquet flooring, fireplace and large bay window, second reception room, large kitchen breakfast room with roof lantern, five bedrooms, newly fitted modern en-suite shower room and newly fitted modern bathroom suite. There is off road parking to the front of the property and a private West facing rear garden. Glebe Way is a quiet tree lined road situated a short walk from the Connaught Avenue and Frinton Railway Station with services to Central London. Frinton-on-Sea offers many popular sporting facilities including a golf club, tennis club, bowls club and cricket club. An early viewing is advised in order to appreciate the accommodation on offer. Call Paveys today to arrange a viewing.



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	

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 leading to a spacious Entrance Hall, parquet flooring, stair flight to First Floor, radiator with cover.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed leaded light window to rear, tiled flooring, radiator.

LOUNGE 20'10 x 15'9 (6.35m x 4.80m)

Large double glazed leaded light bay window to side, double glazed leaded light window to front, parquet flooring, smooth and coved ceiling, picture rail, attractive open fireplace with brick and wood surround, TV point, radiator.

DINING ROOM 15'7 x 13' (4.75m x 3.96m)

Double glazed leaded light window to front, parquet flooring, smooth and coved ceiling, picture rail, fireplace with brick and wood surround, TV point, covered radiator.

KITCHEN BREAKFAST ROOM 21'2 x 13' (6.45m x 3.96m)

Over and under counter units, large island unit with cupboards beneath, granite work tops and upstands. Range style gas cooker (to remain) with extractor hood over, integrated dishwasher, space for American style fridge freezer. Double glazed leaded light French doors to rear garden, double glazed leaded light window to rear, large double glazed roof lantern, tiled flooring, under floor heating, smooth and coved ceiling, spot lights, door to Utility Room.

UTILITY ROOM 10'7 x 9'10 (3.23m x 3.00m)

Over and under counter units with fitted work top, space and plumbing for washing machine, double airing cupboard housing wall mounted boiler (not tested by Agent). Door to side, tiled flooring, fully tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed leaded light window to rear, fitted carpet, stair flight to Second Floor, radiator.

MASTER BEDROOM 16'6 x 12'5 (5.03m x 3.78m)

Double glazed leaded light windows to front and side aspects, fitted carpet, smooth and coved ceiling, picture rail, door to En-Suite, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed leaded light window to side, tiled flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

BEDROOM TWO 13'3 x 8'5 (4.04m x 2.57m)

Double glazed leaded light window to side, fitted carpet, smooth and coved ceiling, picture rail, built in cupboard, radiator.

BEDROOM THREE 11'7 x 7'2 (3.53m x 2.18m)

Double glazed leaded light windows to front and side aspects, fitted carpet, smooth and coved ceiling, picture rail, recessed wardrobe with cupboard above, radiator.

BEDROOM FOUR 9'7 x 7'5 (2.92m x 2.26m)

Double glazed leaded light window to front, fitted carpet, smooth and coved ceiling, picture rail, door to eaves storage, radiator.

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and freestanding roll top bath with shower attachment. Double glazed leaded light windows to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

SECOND FLOOR

BEDROOM FIVE 11'7 x 10'7 (3.53m x 3.23m)

Double glazed leaded light window to front, eaves storage cupboard with light, radiator.

OUTSIDE FRONT

Corner plot frontage, laid to lawn with flower and shrub borders, gated block paved pathway to rear, block paved driveway with parking for 2 vehicles.

OUTSIDE REAR

A private West facing garden, laid to lawn with block paved patio area, raised flower and shrub borders, timber shed, exterior lighting, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: E
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.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.