





POLE BARN LANE, FRINTON-ON-SEA, ESSEX, CO13 9NG

Price

£365,000

FREEHOLD

- Three Bedrooms
- Extended
- Stunning Kitchen & Bathroom
- Ground Floor Cloakroom & First Floor Bathroom
- Second Living Room
- Utility Cupboard
- Inside Frinton Gates
- Potential Off Road Parking S.T.P.P.
- Council Tax Band - C
- EPC Rating - D

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Situated inside 'Frinton's Prestigious Gates', offering spacious accommodation throughout, Fentons are delighted to offer for sale this EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from two reception rooms, ground floor cloakroom and first floor bathroom and a secluded rear garden. The property is beautifully presented and is also conveniently located within a quarter of a mile of Frinton's town centre with shopping amenities and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway
Stair flight to first floor. Under stairs storage cupboard. Fitted storage cupboard. Engineered wooden effect flooring. Radiator. Doors to:

Cloakroom
Low level WC. Wash hand basin with mixer tap and storage space under. Tiled splash back. Engineered wooden effect flooring. Obscured sealed unit double glazed window to side.

Lounge
12'4" x 11'10"
Engineered wood effect flooring. Radiator. Sealed unit double glazed window to front.

Kitchen/Diner
17'7" max x 12'3"
Fitted with a range of matching matt indigo fronted units. Marble effect hard edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Built in pantry cupboard. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Laminate flooring. Under cupboard lighting. Spotlights. Wall mounted radiator. Sealed unit double glazed door to side. Open access to utility cupboard.

Utility Cupboard
4'9" x 2'11"
Plumbing for washing machine. Laminate flooring. Sealed unit double glazed window to side.

2nd Living Room
12'2" x 8'5"
Built in storage cupboard. Laminate flooring. Fitted shelving. Spotlights. Radiator. Velux window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing
Loft access with pull down ladder to attic room. Sealed unit double glazed window to side. Doors to:

Bedroom 1
12'3" x 8'5"
Built in wardrobes. Radiator. Sealed unit double glazed window to front.

Bedroom 2
12'4" x 10'9"
Radiator. Sealed unit double glazed window to rear.

Bedroom 3
8'1" x 7'5"
Radiator. Sealed unit double glazed window to front.

Bathroom
White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with rainfall shower head and separate shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side and rear.

Outside - Rear
Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers shrubs and

bushes. Shed to remain with power/light connected. Outside tap, lights and sockets. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Part paved pathway leading to entrance door. Remainder laid with polar white shingle and stocked with an array of trees and shrubs.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

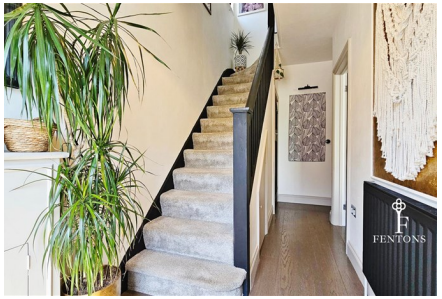
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.











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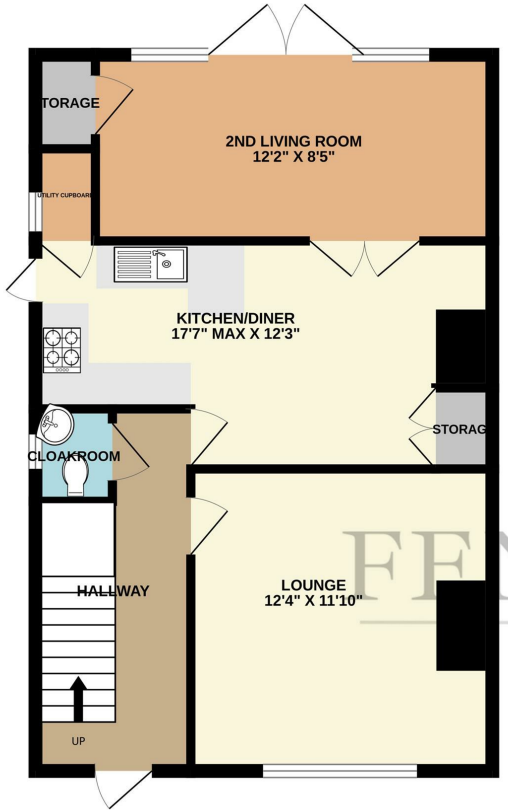
REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

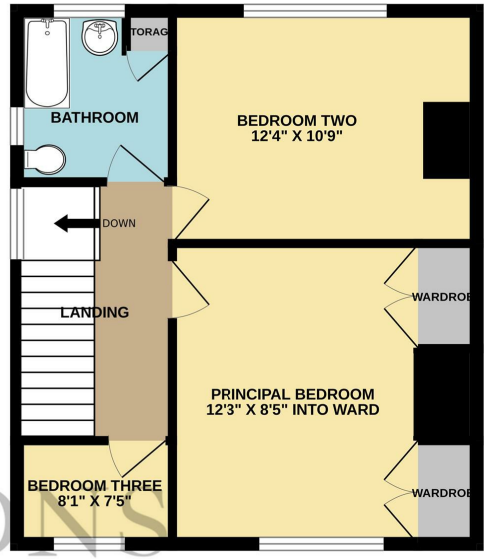
Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



1ST FLOOR



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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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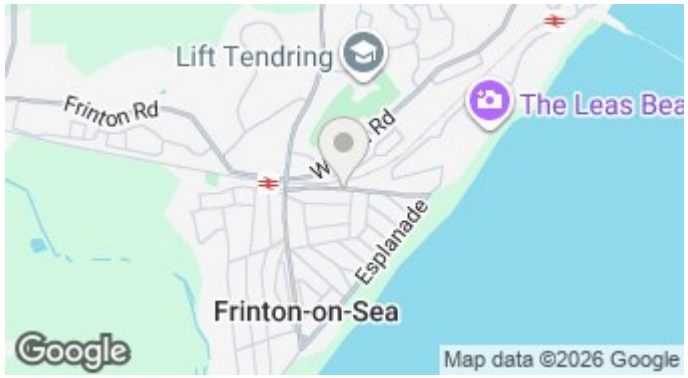
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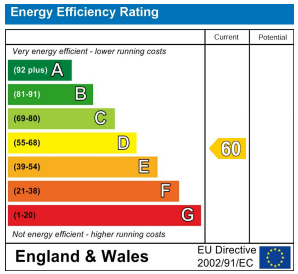
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Council Tax Band

C





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