

# UPPER FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9JS

Price

**£550,000**

FREEHOLD

- Character Property With Six Bedrooms
  - Two Reception Rooms
  - Sun Room
  - Integral Garage & Off Road Parking
  - First Floor Bathroom & Shower Room
  - Secluded Rear Garden
- Upper 'Avenues' Location Inside The Gates
  - No Onward Chain
- Close To Amenities & Mainline Railway Station
  - EPC Rating TBC/ Council Tax Band - E



**FENTONS**  
ESTATE AGENTS



Located in the sought after upper 'Avenues' and being offered with NO ONWARD CHAIN, Fentons have the pleasure in bringing to market this CHARACTER, SIX BEDROOM SEMI-DETACHED HOUSE. The property offers spacious accommodation throughout boasting two reception rooms, first floor bathroom and shower room, a large integral garage and a sun room overlooking a secluded rear garden. Upper Fourth Avenue is perfectly situated within ease of access to the shopping amenities in Connaught Avenue, the seafront and mainline railway station an early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

#### Porch

Tiled flooring. Obscured hardwood door leading to:

#### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Built in storage cupboard. Radiator. Private access door to garage. Door to:

#### Cloakroom

Low level WC. Vanity wash hand basin with cupboard under. Built in storage cupboard with sliding doors. Tiled flooring. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.

#### Lounge

22'5" x 15'6" into bay

Featured stone fireplace with inset gas fire. Wall lights. Two radiators. Sealed unit double glazed sash style windows to front. Sealed unit double glazed sash style bay window to front.

#### Dining Room

18' x 10'11"

Tiled fireplace with inset gas fire. Radiator. Serving hatch. Sealed unit double glazed sliding patio door leading to:

#### Conservatory

11' x 10'

Wood effect tiled flooring. Electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.

#### Kitchen

15'1" x 12'7"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset double sink and drainer. Rangemaster to remain with extractor hood above. Further selection of units both at eye and floor level. Built in pantry cupboard with integral shelving and sealed unit double glazed window to rear. Plumbing for washing machine, tumble dryer and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled effect vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed stable style door leading to rear garden.

#### Landing

Loft access with pull down ladder. Doors to:

#### Bedroom 1

15'8" into bay x 10'11"

Range of fitted wardrobes and drawers. Inset wash hand basin with cupboard under featuring double sliding doors. Radiator. Sealed unit double glazed sash style bay window to front.

#### Bedroom 2

10'11" x 10'1"

Built in airing cupboard housing hot water cylinder with built in wardrobe adjacent. Pedestal wash hand basin. Tiled splashback. Radiator. Sealed unit double glazed sash style windows to rear.

#### Bedroom 6

9'10" x 8'6"

Pedestal wash hand basin. Tiled splashback. Radiator. Sealed unit double glazed sash style windows to rear.

#### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with fitted shower screen

and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.

#### Bedroom 5

9'11" x 7'2"

Wash hand basin. Radiator. Sealed unit double glazed sash style windows to front.

#### Shower Room

Suite comprises of low level WC. Wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed sash style window to front.

#### Bedroom 3

11'2" x 7'6"

Pedestal wash hand. Built in wardrobe with double sliding doors. Radiator. Sealed unit double glazed sash style window to rear.

#### Bedroom 4

11'1" x 7'3"

Built in wardrobe. Pedestal wash hand basin. Tiled splashback. Radiator. Sealed unit double glazed sash style window to front.

#### Outside - Rear

Part paved patio. Remainder laid to lawn. Featured sunken pond. Two sheds to remain. Beds laid to soil stocked with a range of shrubs and trees. Vegetable patch. Greenhouse to remain. Outside socket and lights. Access to front via side gate. Private access to door to garage. Enclosed by panelled fencing.

#### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn. Beds laid to soil with flowers and shrubs.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £2831.38 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.

#### 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.



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**Council Tax Band**

**E**



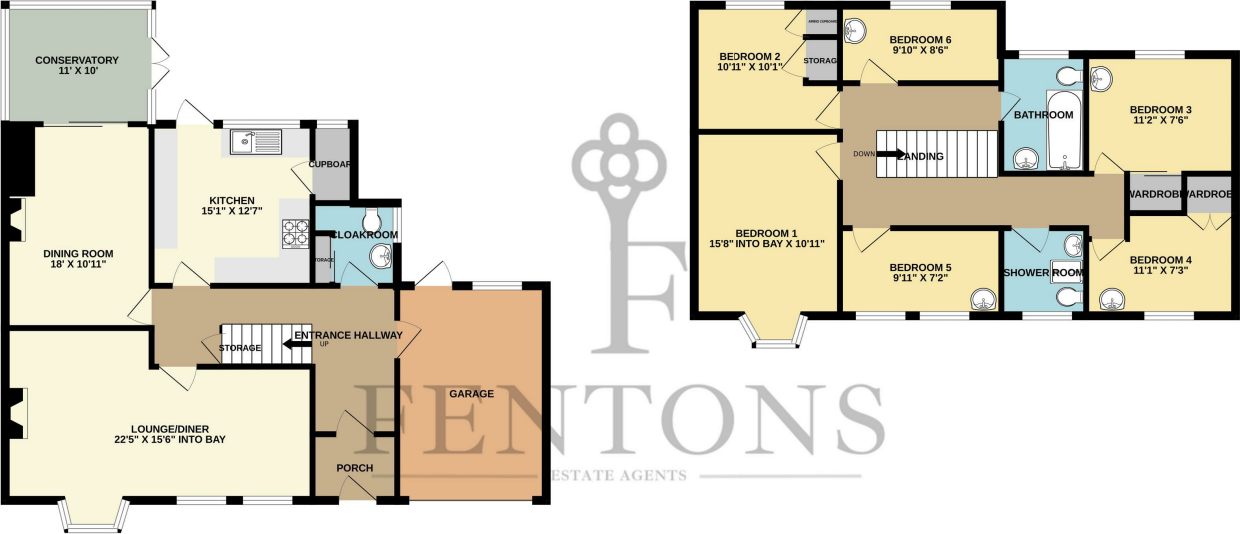
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		72	76
		EU Directive 2002/91/EC	

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GROUND FLOOR

1ST FLOOR



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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