



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



## CHERRY AVENUE, FRINTON-ON-SEA, CO13 0GT

£1,450 PCM

Lamb and Co are pleased to advertise this Three Bedroom Semi Detached New Build, located in the new estate Samphire Meadow Frinton On Sea. This Amazing property benefits from having a kitchen diner, drive way to fit two vehicles, good size garden and the master bedroom with an en-suite. This property is available now. Contact the office to express interest.

- Available Now
- New Build
- Three Bedrooms
- No Pets/Non Smokers
- Drive Way
- Council Tax Band- C
- Guarantor Required
- EPC- A

## Entrance/Hallway

### Lounge

13'10 x 13'1 reduced 9'10 (4.22m x 3.99m reduced 3.00m)



### Kitchen/Diner

16'07 reduced 8'01 x 14'07 reduced 9'05 (5.05m reduced 2.46m x 4.45m reduced 2.87m )



Integrated washing machine, slim line dishwasher, fridge and freezer, as well as integrated electric oven and hob. Large storage cupboard. Door to WC.

### Downstairs WC

### Bedroom One

13'01 reduced 11'00 x 11'07 reduced 9'10 (3.99m reduced 3.35m x 3.53m reduced 3.00m)



### En-suite



Thermostatic shower with glass cubical.

### Bathroom

7'00 x 6'02 (2.13m x 1.88m )



Ceramic bath with thermostatic shower over.

### Bedroom Two

11'04 reduced 8'04 x 9'03 (3.45m reduced 2.54m x 2.82m)



## Bedroom Three

12'08 x 7'01 (3.86m x 2.16m )



## Front Of Property



Drive to the side of the property space for 2 vehicles. Gate access to rear garden.

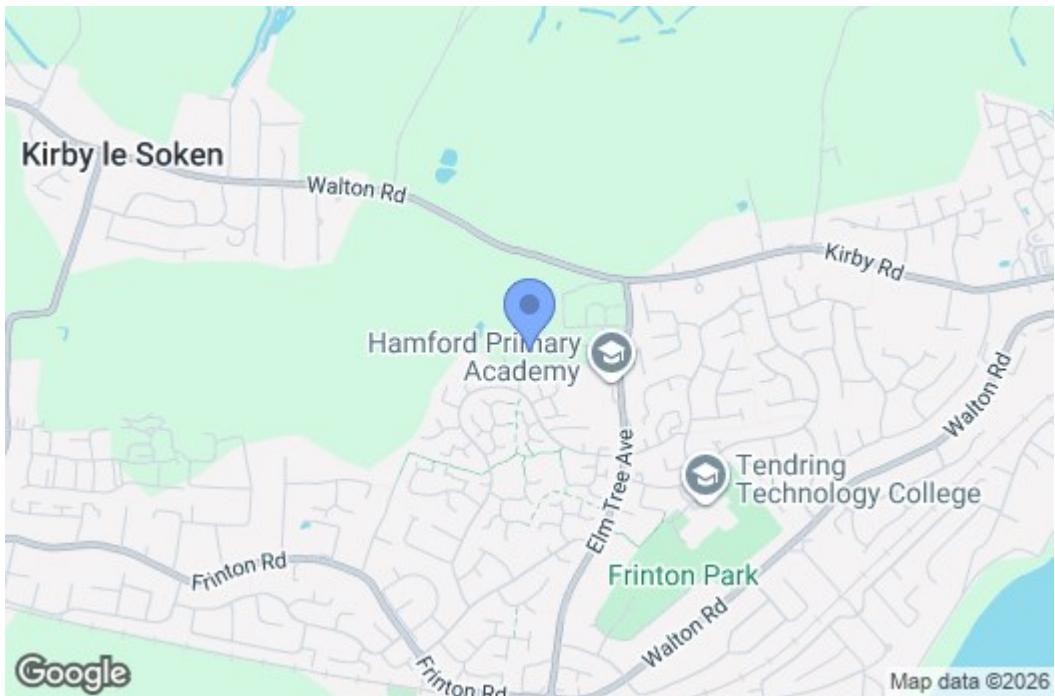
## Rear Garden



## Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map



## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.