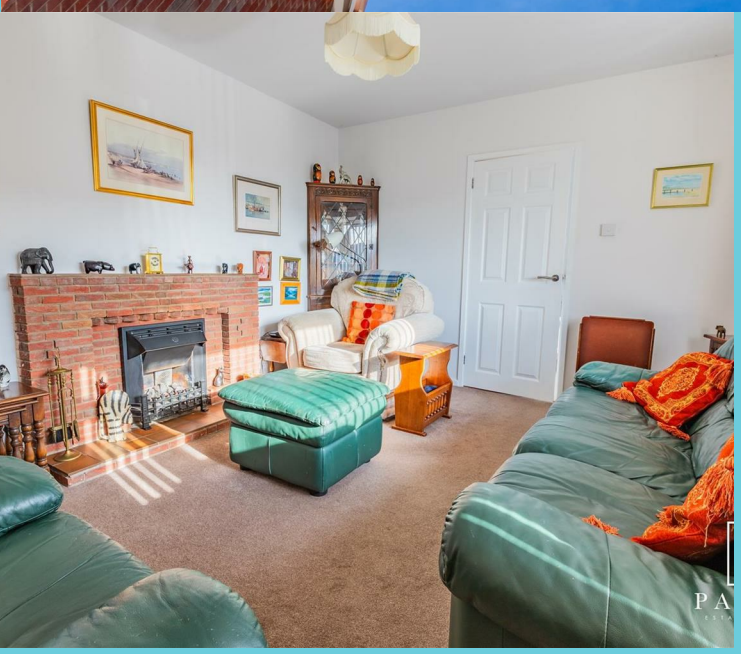
PAVEYS
ESTATE AGENTS

16, Wittonwood Road

Frinton-On-Sea, CO13 9LB

Price £325,000 Freehold

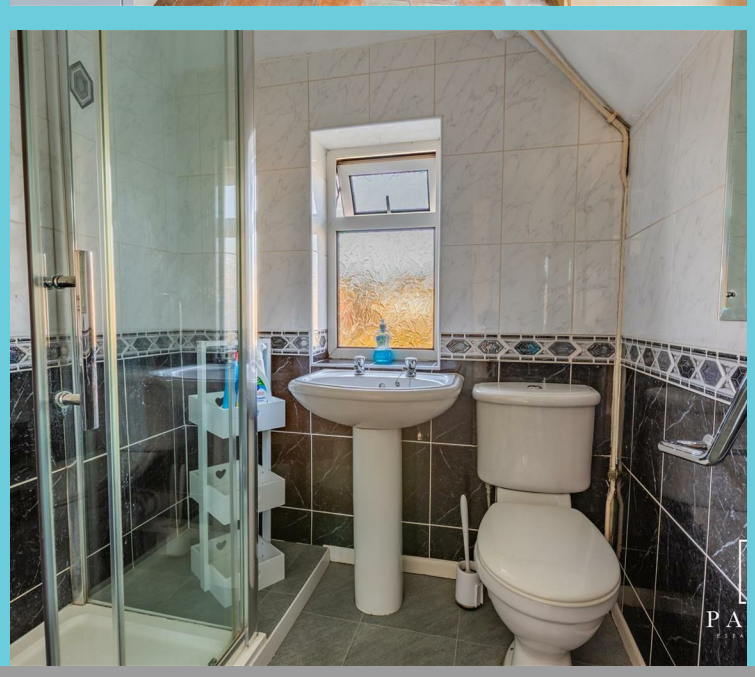














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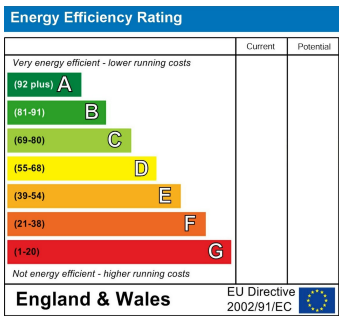
Web: www.paveys.co.uk

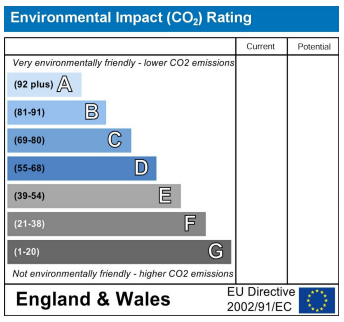
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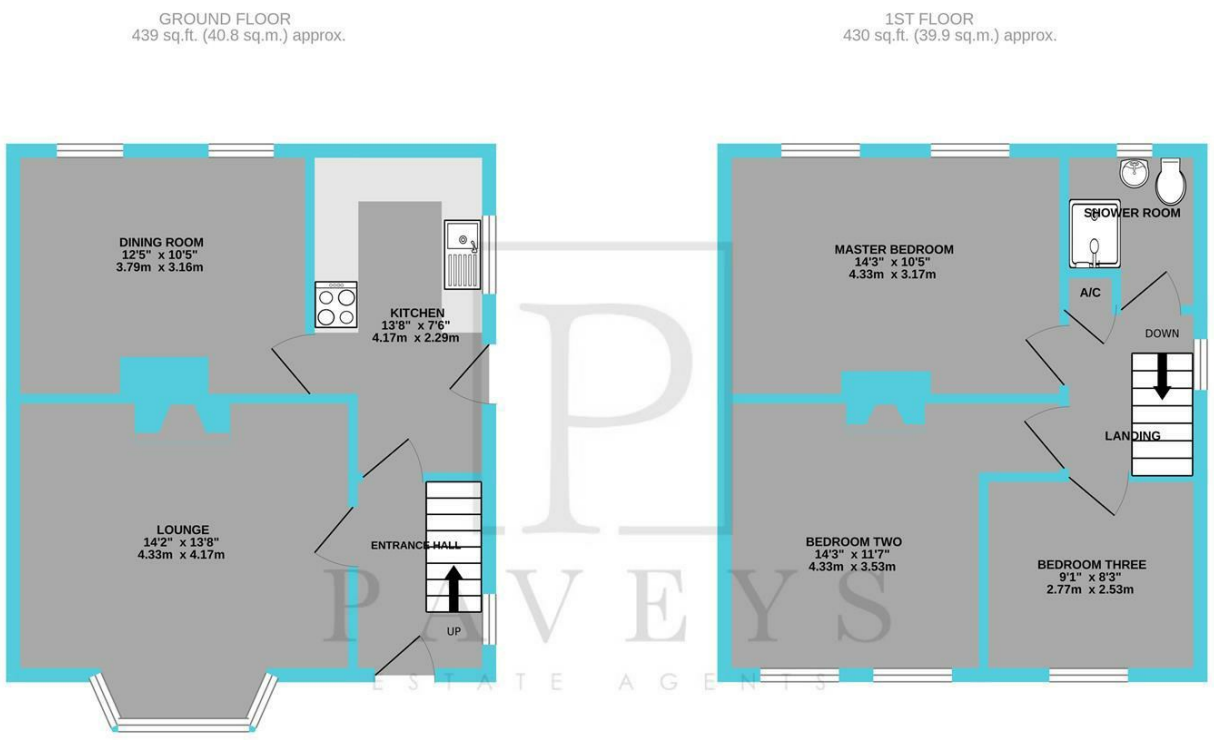
INSIDE THE GATES - NO ONWARD CHAIN

Situated within the prestigious Frinton Gates and offered with no onward chain, this attractive older-style semi-detached home enjoys a highly convenient location within easy reach of Frinton Railway Station, Frinton Primary School, Frinton Cricket Club, and delightful countryside walks. Offering well-proportioned accommodation throughout, the property features two reception rooms, three bedrooms, and a shower room, making it an ideal family home or seaside retreat. Externally, a particular highlight is the generously sized rear garden, providing excellent space for outdoor entertaining, gardening, or family enjoyment. Early viewing is highly recommended to appreciate both the property's potential and its sought-after location. We have keys, call Paveys to arrange your appointment to view.









16, Wittonwood Road
Frinton-On-Sea, CO13 9LB

AGENTS NOTES
We are advised by the Vendor that a large tree previously positioned at the front of the plot, caused damage to the water pipe leading to the property which then affected the footings at the front corner of the property. The remedial structural work was carried out in 2023-2024 and has been completed and rectified and the property has been provided with a Certificate of Structural Adequacy (dated 24th July 2026) for the works carried our under the insurance.

ENTRANCE HALL
UPVC double glazed entrance door to front aspect, double glazed window to side, fitted carpet, stair flight to First floor, radiator.

LOUNGE 14'2 x 13'8 (4.32m x 4.17m)
Double glazed bay window to front, fitted carpet, red brick fireplace with inset gas fire (not tested by Agent), TV point, radiator.

DINING ROOM 12'5 x 10'5 (3.78m x 3.18m)
Double glazed windows to rear overlooking the garden, fitted carpet, picture rail, radiator.

KITCHEN 13'8 x 7'6 (4.17m x 2.29m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for oven, extractor hood, space and plumbing for washing machine, space for fridge freezer. Double glazed window to side, double glazed door to side, laminate flooring, part tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to side, fitted carpet, built in airing cupboard, loft hatch.

MASTER BEDROOM 14'3 x 10'5 (4.34m x 3.18m)
Double glazed windows to rear overlooking the garden, fitted carpet, radiator.

BEDROOM TWO 14'3 x 11'7 (4.34m x 3.53m)
Double glazed window to front, fitted carpet, radiator.

BEDROOM THREE 9'1 x 8'3 (2.77m x 2.51m)
Double glazed window to front, fitted carpet, radiator.

SHOWER ROOM
White suite comprising of low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to rear, laminate flooring, fully tiled walls, radiator.

OUTSIDE FRONT
Walled garden with lawn area bordered by pretty flowers and shrubs, slate borders and beds, access to rear garden.

OUTSIDE REAR
Great sized garden, predominantly laid to lawn with established tree, flower and shrub borders, greenhouse, brick built shed, access to front.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
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 2017
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.