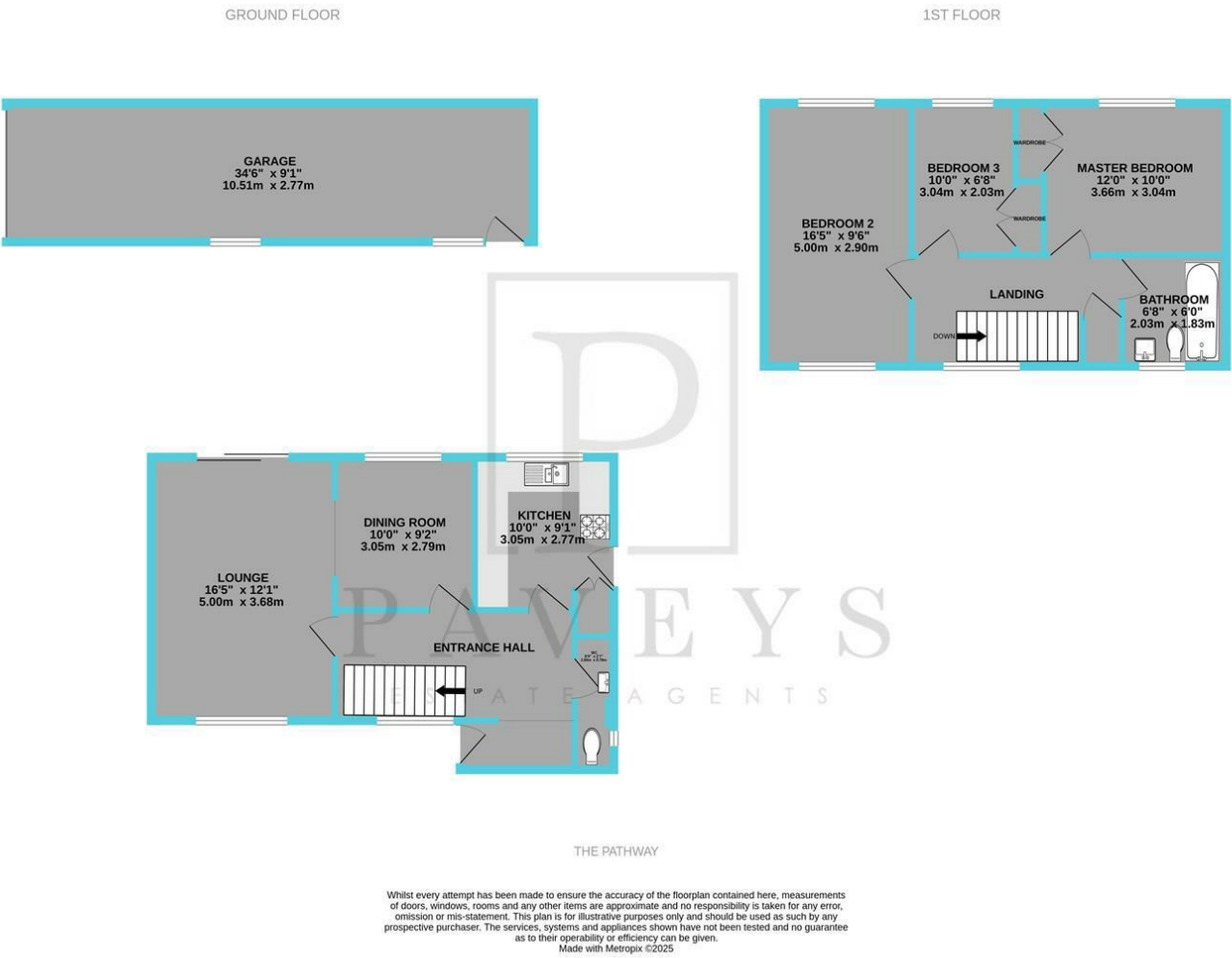




1, The Pathway
Frinton-On-Sea, CO13 0QR

Price £360,000 Freehold

Paveys are delighted to bring to the market this DETACHED HOUSE with DOUBLE LENGTH GARAGE positioned on the popular "Frietuna Development." The immaculate family home is one of two properties tucked away on a "pathway" which leads from Baynards Crescent to Skyrmans Fee and offers a lounge diner, kitchen, ground floor cloakroom, two double bedrooms, a single bedroom and bathroom. The pretty private rear garden is stocked with a vast array of flowers and shrubs with gated access leading to the garage and driveway which are positioned at the end of the garden. The Pathway is within easy reach of local primary and secondary schools, the new Tescos Superstore at the Triangle and rail services to Chelmsford and Central London. Connaught Avenue and the seafront are a short walk away. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	67		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL
UPVC double glazed door to front, double glazed full height window to front, wood block flooring, open tread staircase to First Floor, radiator.

CLOAKROOM
Suite comprising low level WC and vanity wash hand basin. Double glazed window to side, fitted carpet, tiled splash backs, radiator.

LOUNGE 16'5 x 12'1 (5.00m x 3.68m)
Double glazed window to front, double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, TV point, large open access to Dining Room, radiator.

DINING ROOM 10' x 9'2 (3.05m x 2.79m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, serving hatch to Kitchen, radiator.

KITCHEN 10' x 9'1 (3.05m x 2.77m)
Matching over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Range gas oven and hob with extractor over, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer. Double glazed window to rear overlooking the garden, UPVC double glazed door to side, tiled flooring, part tiled walls, serving hatch to Dining Room.

FIRST FLOOR

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

MASTER BEDROOM 12' x 10' (3.66m x 3.05m)
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM TWO 16'5 x 9'6 (5.00m x 2.90m)
Dual aspect double glazed windows to front and rear aspects, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 10' x 6'8 (3.05m x 2.03m)
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM 6'8 x 6' (2.03m x 1.83m)
Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to front, fitted carpet, fully tiled walls, radiator.

OUTSIDE FRONT
Lawn area with retaining picket fencing, pathway to entrance door, gated access to rear garden.

OUTSIDE REAR
A private and beautifully established rear garden, laid to lawn with pretty flower and shrub borders and beds. Paved patio area, retaining panel fencing, courtesy door to Garage, established tree, timber potting sheds, gated access to front, gated access to rear leading to driveway.

DETACHED DOUBLE LENGTH GARAGE 34'6 x 9'1 (10.52m x 2.77m)
Detached double length garage positioned at the rear of the garden with driveway to the front, up and over door, two windows to side, UPVC double glazed door leading to rear garden, power and light connected (not tested by Agent).

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

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.