



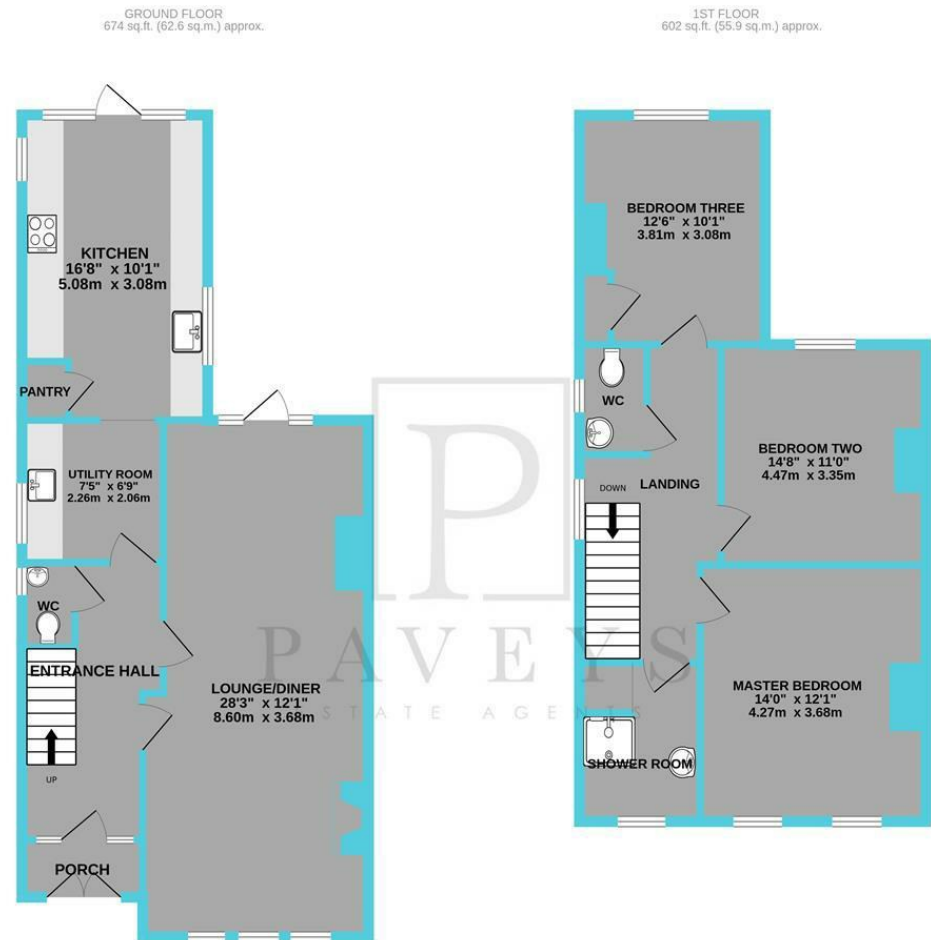
15, Harold Grove
Frinton-On-Sea, CO13 9BD

Price £520,000 Freehold



PAVEYS
ESTATE AGENTS

Paveys are delighted to bring to the market this beautifully modernised, TURN KEY EDWARDIAN SEMI-DETACHED FAMILY HOME + TWO DETACHED GARAGES positioned in a sought after area in Frinton-On-Sea. This delightful property has been renovated to a very high standard and boasts character features whilst offering modern comforts for everyday living. As you step inside, you are greeted by a warm and inviting atmosphere with a large lounge diner, modern kitchen with quartz work tops and Siemens appliances, newly installed central heating system (2025), three well appointed double bedrooms, modern shower room and cloakroom. The whole property is beautifully decorated throughout and is ready to move into! The property's layout is perfect for those seeking a cosy yet functional living space. One of the highlights of this house is its west-facing garden, ideal for enjoying the afternoon sun. The property is conveniently located a short walk from the beach and shops in Connaught Avenue. An internal viewing is highly recommended in order to appreciate the accommodation on offer. Call us today!



TOTAL FLOOR AREA: 1276 sq. ft. (118.5 sq. m.) approx.
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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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	
81	59
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

PORCH

Attractive porch with double glazed double doors to front aspect, tiled step, internal door leading to Entrance Hall.

ENTRANCE HALL

Stair flight to First Floor, LVT flooring, smooth and coved ceiling, door to Lounge Diner, door to Cloakroom, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to side, LVT flooring, part tiled walls, chrome heated towel rail.

LOUNGE DINER 28'3 x 12'1 (8.61m x 3.68m)

Double glazed windows to front, UPVC double glazed door and windows to rear garden, fitted carpet, smooth and coved ceiling, picture rail, fireplace with inset electric fire, surround and hearth, second fireplace with inset electric fire, TV point, two radiators.

UTILITY 7'5 x 6'9 (2.26m x 2.06m)

Modern white gloss over and under counter units, laminate work tops, inset undermount sink with mixer tap and water softener. Cupboard housing Vaillant Combination Boiler (installed 2025), space and plumbing for washer dryer. Double glazed window to side, LVT flooring, smooth and coved ceiling, open access to Kitchen, radiator.

KITCHEN 16'8 x 10'1 (5.08m x 3.07m)

Newly fitted modern white high gloss under counter units, matching full height cabinets, quartz work tops and upstands, inset undermount sink with mixer tap. Siemens "Home Connect" oven and microwave combination oven, induction hob with down draft extractor, range of integrated Siemens appliances including full height fridge, under counter freezer and dishwasher. Double glazed doors and windows to rear, double glazed window to side, LVT flooring, smooth ceiling, spot lights, walk in pantry, upright radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Obscure double glazed window to side, fitted carpet, smooth ceiling, picture rail, doors leading to all rooms, radiator.

MASTER BEDROOM 14' x 12'1 (4.27m x 3.68m)

Double glazed windows to front, fitted carpet, smooth ceiling, picture rail, radiator.

BEDROOM TWO 14'8 x 11' (4.47m x 3.35m)

Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, picture rail, radiator.

BEDROOM THREE 12'6 x 10'1 (3.81m x 3.07m)

Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, picture rail, radiator.

SHOWER ROOM

Modern white suite comprising vanity wash hand basin with a range of fitted storage cabinets and double walk in shower with glass screen. Obscure double glazed window to front, LVT flooring, part tiled walls, illuminated wall mounted mirror, chrome heated towel rail.

CLOAKROOM

Newly installed traditional white suite comprising high flush WC and vanity wash hand basin. Obscure double glazed window to side, part tiled walls, radiator.

OUTSIDE FRONT

Landscaped frontage with decorative slate and paved pathway leading to front porch, retaining wall and gate, hedgerow borders, gated access to rear garden.

OUTSIDE REAR

Enclosed West facing rear garden, side gate leading to front, block paved patio, partly laid to lawn, raised flower beds, with block paved pathways leading to the rear garages.

TWO DETACHED GARAGES

The property has the benefit of two detached garages located to the rear of the property and which are accessed via Harold Way. One garage has an electric door the other has an up and over door, they both have courtesy doors from the rear garden, power and light connected.

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 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 £45 (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.