



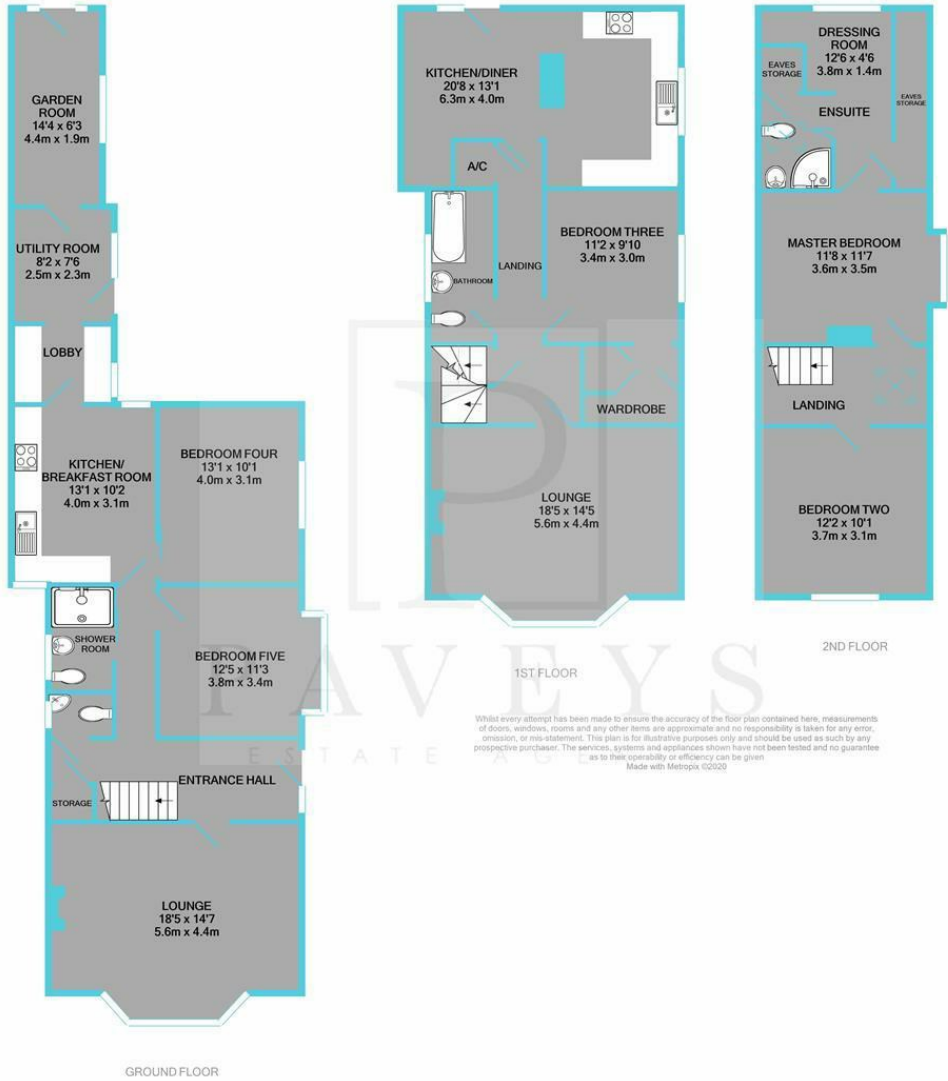
1, Old Parsonage Way
Frinton-On-Sea, CO13 9AN

Price £675,000 Freehold

Set on a large corner plot inside the Frinton Gates is this OLDER STYLE FIVE BEDROOM DETACHED HOUSE with light and spacious accommodation arranged over three floors and presently used as TWO SEPARATE LIVING ACCOMMODATIONS. The ground floor benefits from a lounge, modern kitchen breakfast room with attached utility area, two double bedrooms, garden room, shower room and cloakroom. An internal staircase leads to the First & Second Floors where there is a second spacious lounge, newly fitted kitchen diner with integrated appliances and external staircase to the garden, three further double bedrooms, bathroom, en-suite shower room and dressing room. Outside there is a beautifully maintained garden with private patio area and detached double garage. Old Parsonage Way is centrally located in the heart of Frinton-on-Sea and within easy reach of the beach, Connaught Avenue, local schools and rail services to Colchester and London. An internal viewing is highly recommended in order to appreciate the size of this property and its location. Call Paveys to arrange your appointment to view!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Double glazed entrance door to front aspect, obscured double glazed window to front, fitted carpet, coved and textured ceiling, stair flight to First Floor, under stairs cupboard, built in storage cupboard, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to rear, fitted carpet, tiled walls, radiator.

LOUNGE 18'5 x 14'7 (5.61m x 4.45m)

Large double glazed bay window to side, fitted carpet, coved and textured ceiling,feature fireplace with surround and hearth with gas fire inset, two radiators.

BEDROOM FIVE/SITTING ROOM 12'5 x 11'3 (3.78m x 3.43m)

Double glazed box bay window to front, fitted carpet, coved and textured ceiling, radiator.

BEDROOM FOUR/DINING ROOM 13'1 x 10'1 (3.99m x 3.07m)

Double glazed window to front, fitted carpet, radiator.

KITCHEN BREAKFAST ROOM 13'1 x 10'2 (3.99m x 3.10m)

Modern range of over and under counter units, matching full height units, worktops and upstands, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with extractor over,integrated fridge freezer. Double glazed windows to side aspects, laminate flooring, coved ceiling, part tiled walls, door to Lobby, radiator.

UTILITY ROOM 8'2 x 7'6 (2.49m x 2.29m)

Fitted under counter units with worktops over, space and plumbing for washing machine, wall mounted boiler (not tested). Double glazed window to front, laminate flooring, textured ceiling, open access to Rear Lobby.

REAR LOBBY

Double glazed window and door to front aspect, laminate flooring, textured ceiling, under counter unit with worktop over, matching full height units, door to Garden Room, electric radiator.

GARDEN ROOM 14'4 x 6'3 (4.37m x 1.91m)

Large double glazed picture window to front with views over the garden, double glazed Velux window, double glazed door and windows to the garden, fitted carpet, vaulted wood panel ceiling, spot lights, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and double shower cubicle. Double glazed window to rear, laminate flooring, fully tiled walls, textured ceiling, radiator.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Feature double glazed stained glass window, fitted carpet, stair flight to Second Floor, built in airing cupboard, radiator.

LOUNGE 18'5 x 14'5 (5.61m x 4.39m)

Large double glazed bay window to side, fitted carpet, feature red brick fireplace with hearth, fitted carpet, coved and textured ceiling, wall lights, radiator,

KITCHEN DINER 20'8 x 13'1 (6.30m x 3.99m)

Newly fitted modern kitchen comprising over and under counter units, work tops and upstands, inset sink and drainer with mixer tap. Built in eye level oven and microwave, electric hob with extractor hood over, integrated dishwasher, large full height larder cupboard with integrated fridge freezer, wall mounted boiler (not tested by Agent). Double glazed window to front, double glazed door and window to side with access to the garden via a wrought iron staircase, laminate flooring, smooth and coved ceiling, two radiators.

BEDROOM THREE 11'2 9'10 (3.40m 3.00m)

Double glazed window to front, fitted carpet, coved and textured ceiling, opening to Dressing Area, radiator.

DRESSING AREA

Double glazed window to side, fitted carpet, built in wardrobes.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, vinyl flooring, fully tiled walls, radiator.

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING

Fitted cupboard, double glazed Velux style window, radiator.

MASTER BEDROOM 11'8 x 11'7 (3.56m x 3.53m)

Double glazed box bay window to front, fitted carpet, door to Dressing Room & En-Suite Shower Room, loft access, radiator.

DRESSING ROOM 12'6 x 4'6 (3.81m x 1.37m)

Double glazed window to side, fitted carpet, large eaves storage cupboard, radiator.

EN-SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed Velux window, vinyl flooring, panelled walls, radiator.

BEDROOM TWO 12'2 x 10'1 (3.71m x 3.07m)

Double glazed window to side, fitted carpet, loft access, radiator.

OUTSIDE

An established an beautifully maintained wrap around garden. Low retaining wall and paved side garden with mature hedgerows, outside tap. Lawn area bordered by well stocked shrub and plant borders, archway through to private patio area and access to Double Garage.

DOUBLE GARAGE 21' x 18'3 (6.40m x 5.56m)

Up and over door, power and light connected (not tested), courtesy door to side.

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 2003

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.

IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

The property is connected to electric, gas, mains water and sewerage.

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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.

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 us 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.