

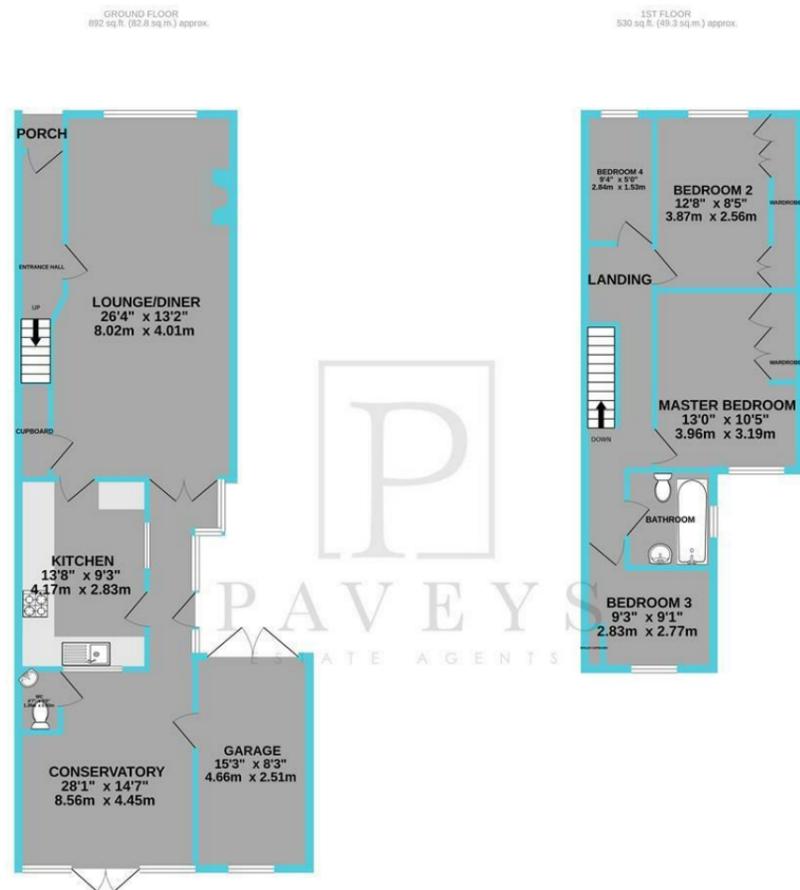
55, Pole Barn Lane
Frinton-On-Sea, CO13 9NQ

Price £395,000 Freehold



PAVEYS
ESTATE AGENTS

Paveys have the pleasure in offering for sale with OLDER STYLE SEMI DETACHED HOUSE with LARGE SOUTH FACING GARDEN & INTEGRAL GARAGE positioned a short walk from Frinton's gorgeous beach. This pretty red brick property offers a spacious lounge diner, kitchen and large conservatory with double doors to the rear garden. Upstairs are two double bedrooms with ample storage, two smaller bedrooms and the bathroom. The fantastic garden and large decked terrace are a perfect spot to sit and enjoy the summer days. There is ample off road parking to the front of the integral garage. Pole Barn Lane is located close to the shops and amenities in Connaught Avenue and is within easy reach of Frinton Railway Station with services to Central London. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1422 sq ft (132.1 sq m) approx.
While 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.
Made with Metropix (2025)

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	69 52
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

STORM PORCH

Feature storm porch with tiled step.

ENTRANCE HALL

Hardwood entrance door to front aspect, fitted carpet, stair flight to First Floor, radiator.

LOUNGE DINER 26'4 x 13'2 (8.03m x 4.01m)

Double glazed windows to front, glazed double doors to Conservatory, fitted carpet, coved ceiling, fitted wall lights, feature red brick fireplace with tiled hearth, recess shelving, TV point, radiators.

KITCHEN 13'8 x 9'3 (4.17m x 2.82m)

Over and under counter units, work tops, stainless steel sink and drainer with mixer tap. Freestanding AEG double oven with hob, extractor over, space for American style fridge freezer. Glazed windows to rear and side aspects, hardwood stable door to side, vinyl flooring, coved ceiling, wall mounted heater (not tested by Agent).

CONSERVATORY 28'1 x 14'7 (8.56m x 4.45m)

Double glazed double doors and windows to rear overlooking the garden, double glazed door and windows to side, tiled flooring, pitched poly carb roof, fitted wall lights, power and light connected, fully plumbed in water softener, door to Cloakroom, door to Integral Garage.

CLOAKROOM

White low level WC and wash hand basin, fitted carpet.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, fitted cupboard, radiator.

MASTER BEDROOM 13' x 10'5 (3.96m x 3.18m)

Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobes, radiator.

BEDROOM TWO 12'8 x 8'5 (3.86m x 2.57m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, range of fitted furniture including wardrobes and dressing table, radiator.

BEDROOM THREE 9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to rear overlooking the garden, fitted carpet, built in cupboard housing wall mounted Worcester boiler (not tested by Agent), radiator.

BEDROOM FOUR 9'4 x 5' (2.84m x 1.52m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Double glazed window to side, laminate flooring, tiled walls, radiator.

OUTSIDE FRONT

Open lawn area with retaining shrubs, extensive side driveway to the front with double gates leading to the side of the property and access to the integral garage.

OUTSIDE REAR

A wonderful South facing garden commencing with a large decked terrace, the remainder is laid to lawn with flower and shrub borders and beds, exterior lighting, outside tap, greenhouse, timber shed.

INTEGRAL GARAGE 15'3 x 8'3 (4.65m x 2.51m)

Double doors to front aspect, double glazed window to rear, pitched and tiled roof, integral door to Conservatory, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

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 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.

AGENTS NOTES

The vendor has advised that the property benefits from full high speed Fibre (not copper) broadband connection direct to the house.