



LAMB & CO

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Inspired by property, driven by passion.



## PORK LANE, FRINTON-ON-SEA, CO13 0JE

PRICE £279,995

Sitting in a tranquil village setting with a community feel and easy access to nearby towns like Frinton-on-Sea, this beautifully renovated home is perfect for first-time buyers, downsizers, or those seeking a low-maintenance retreat.

- Two Bedrooms
- No Onward Chain
- Fully Renovated
- Off Street Parking
- Beautifully Presented
- EPC - TBC

## LOUNGE

16'3" 10'3" (4.95m 3.12m)



## BEDROOM TWO

8'3" 8'1" (2.51m 2.46m)



## KITCHEN

14'00" 8'3" (4.27m 2.51m)



## BATHROOM

8'4" 8'00" (2.54m 2.44m)



## BEDROOM ONE

11'00" 9'6" (3.35m 2.90m)





## OUTSIDE

## OUTSIDE REAR



### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

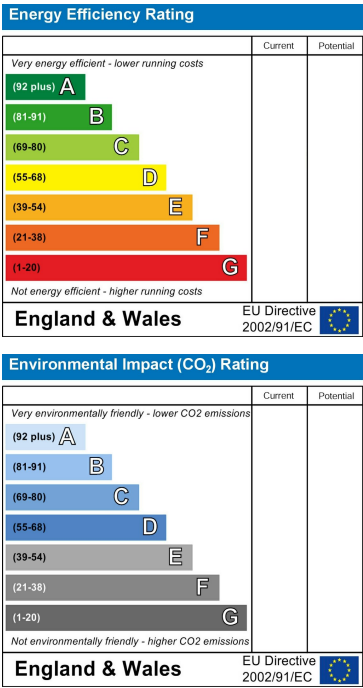
### Material Information

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing:

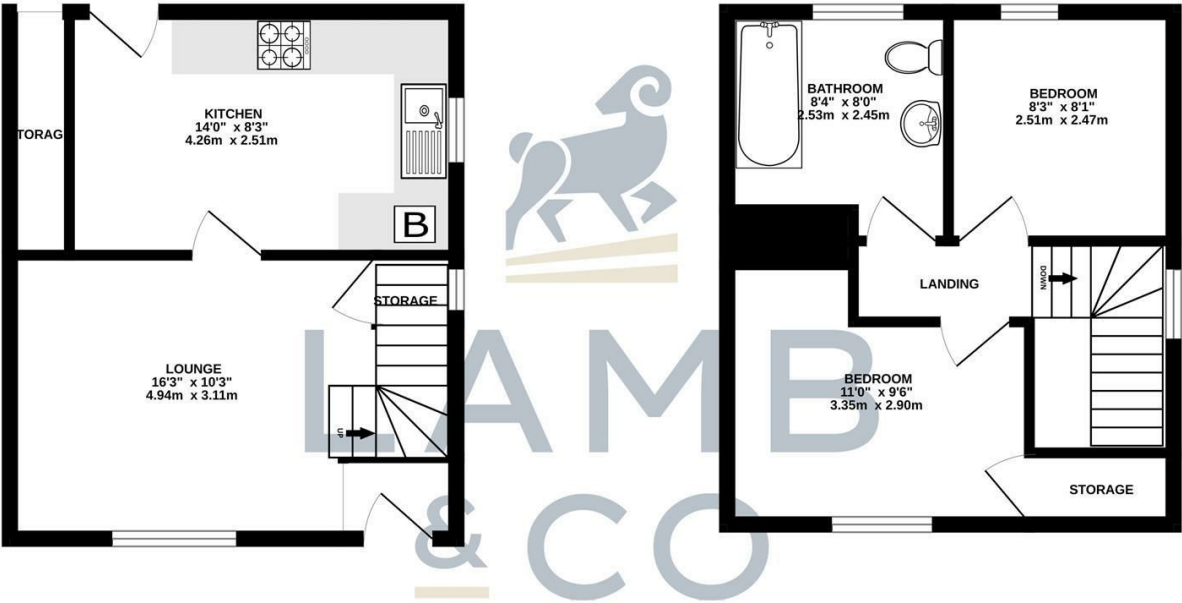
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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