LAMB & CO

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Inspired by property, driven by passion.

FRINTON ROAD, FRINTON-ON-SEA, CO13 0FG

GUIDE PRICE £575,000

Guide Price £575,000-£595,000. This beautifully presented 4-bedroom detached house is located in the desirable coastal town of Frinton-on-Sea. The property offers a spacious layout with four generously sized bedrooms, ideal for a growing family or those looking for extra space. The interior is tastefully decorated, combining modern finishes with a warm, welcoming atmosphere. Outside, the property boasts a well-maintained garden, perfect for outdoor relaxation and entertaining. Additionally, there is ample off-street parking and a garage.

- Four Double Bedrooms
- En Suite
- Underfloor Heating Downstairs
- South Facing Garden
- Utility Room
- Kitchen/Diner
- Garage & Off Road Parking
- EPC - B
- Full Alarm System

ENTRANCE HALL

KITCHEN/DINING ROOM

28'00" 12'00" (8.53m 3.66m)

LOUNGE

16'9" 13'9" (5.11m 4.19m)

UTILITY ROOM

9'00" 6'2" (2.74m 1.88m)

BEDROOM ONE

12'10" 11'6" (3.91m 3.51m)

EN SUITE

8'8" 4'4" (2.64m 1.32m)

BEDROOM THREE

11'5" 10'2" (3.48m 3.10m)

BEDROOM FOUR

11'00" 10'00" (3.35m 3.05m)

BATHROOM

6'5" 6'3" (1.96m 1.91m)

BEDROOM TWO

12'00" 10'00" (3.66m 3.05m)

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.

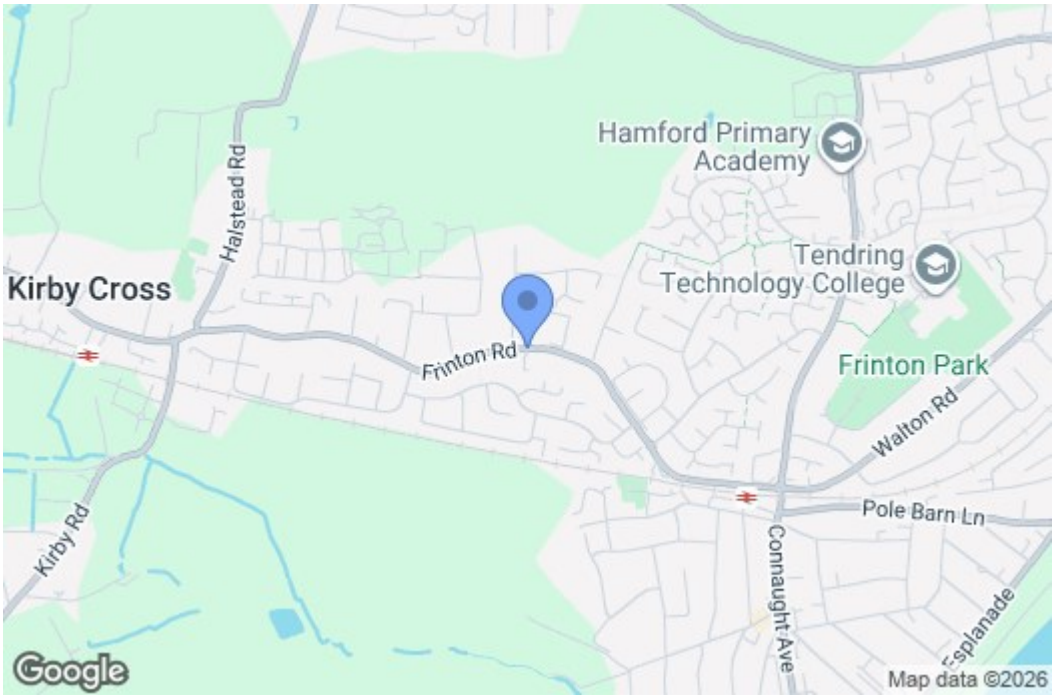
AML

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.

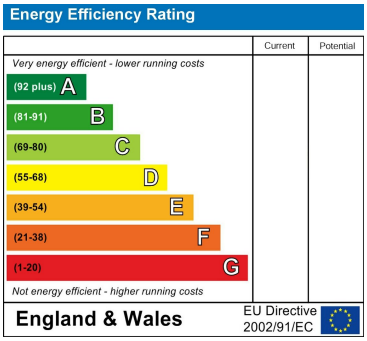
Additional Info

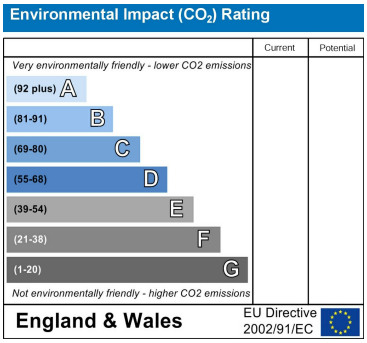
Council Tax Band: E
Heating: Gas
Services: Mains gas, electricity, water and drainage
Broadband: Superfast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South

Map

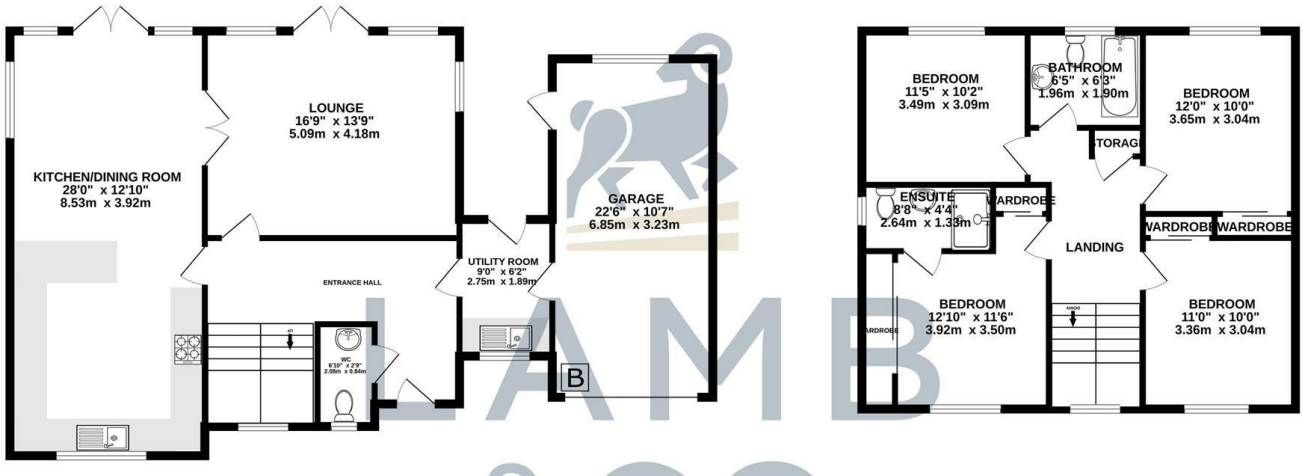


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1794 sq.ft. (166.6 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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