



LAMB & CO

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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



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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

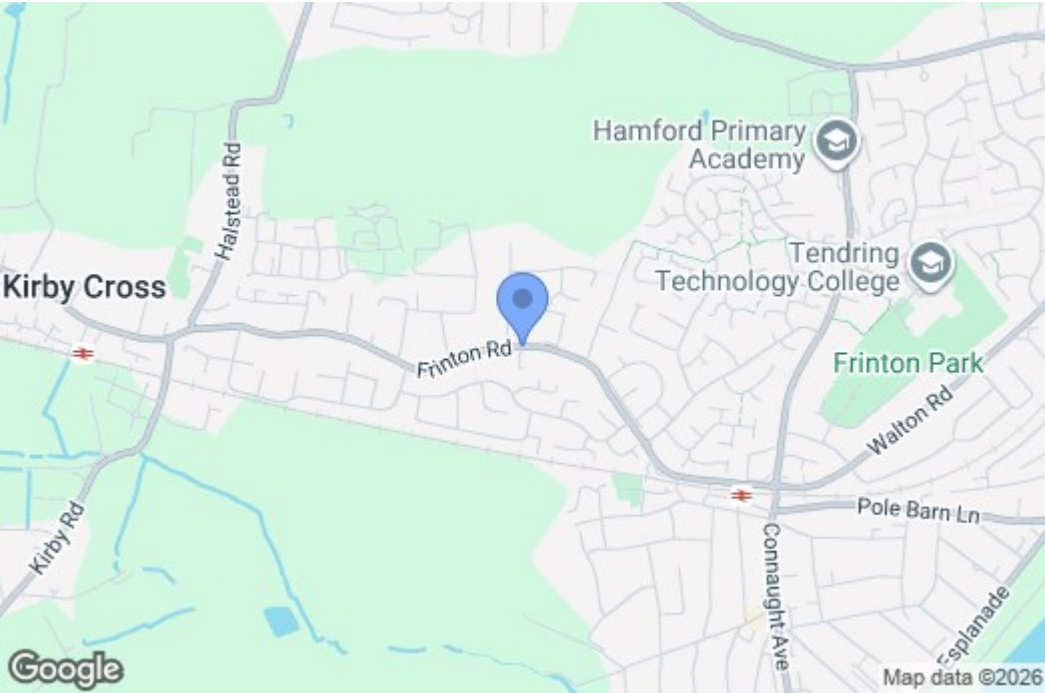
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

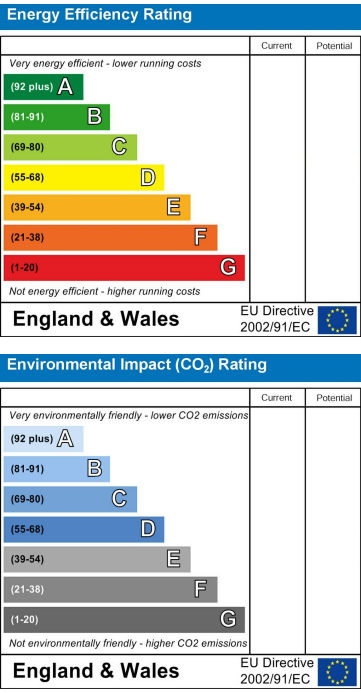
Council Tax Band: E
Heating: Gas
Services: Mains gas, electricity, water and drainage
Broadband: Superfast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South



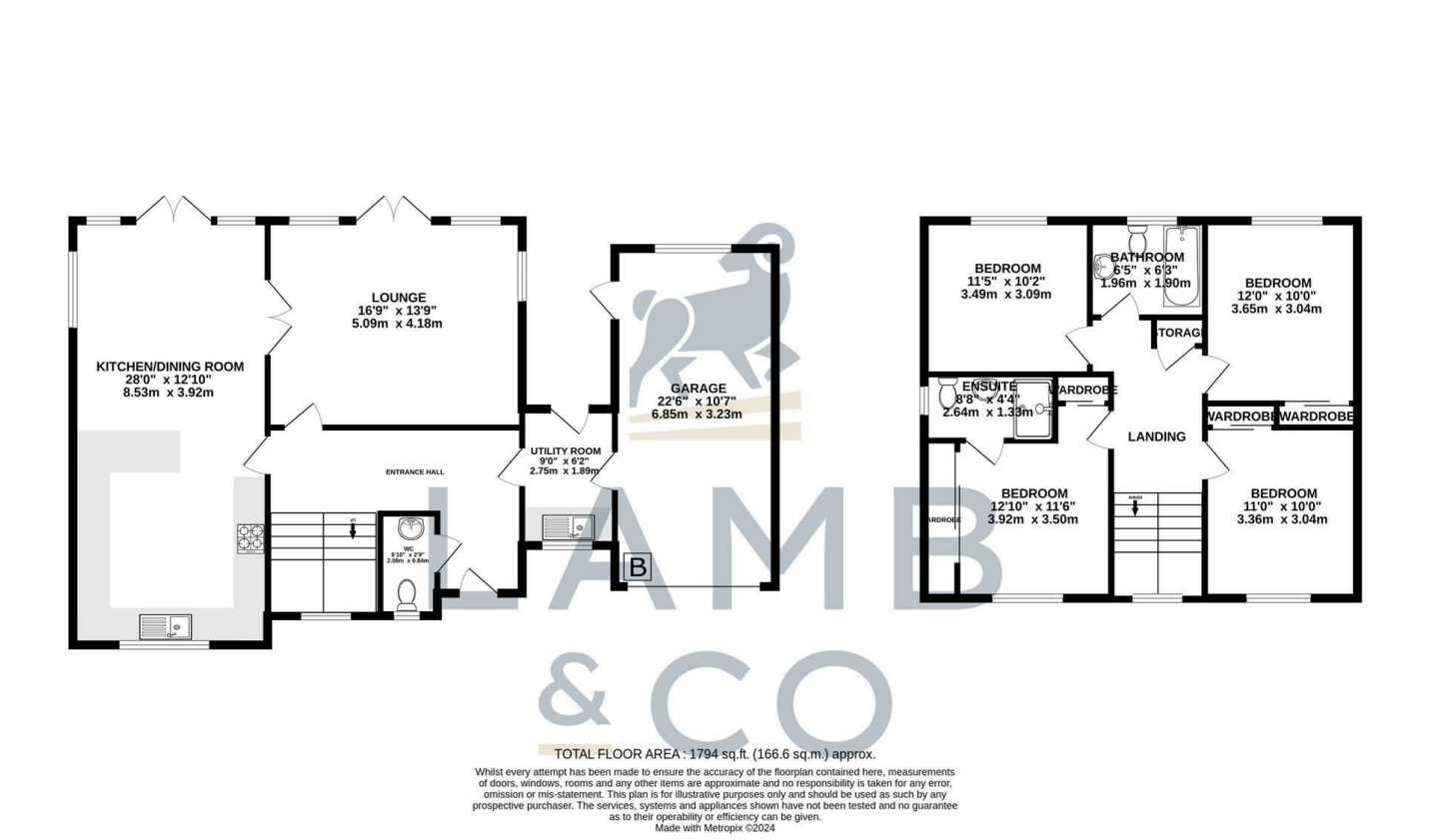
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.