



LAMB & CO

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Inspired by property, driven by passion.



WALTON ROAD, FRINTON-ON-SEA, CO13 0AG

GUIDE PRICE £325,000

Guide Price £325,000 - £350,000. Situated on a generous corner plot in the sought-after town of Frinton-on-Sea, this well-presented three-bedroom semi-detached house offers spacious and versatile living. Externally, the substantial plot provides excellent outdoor space, including a well-maintained garden, off-road parking, and potential for extension (STPP). Located close to local amenities, schools, and transport links, this fantastic home is ideal for families or those seeking a home with future potential. Viewing is highly recommended!

- Three Bedrooms
- Off Road Parking
- No Onward Chain
- Conservatory & Utility Room
- Corner Plot
- EPC - E

ENTRANCE HALL

LOUNGE

13'00" 10'00" (3.96m 3.05m)



DINING ROOM

12'00" 12'2" (3.66m 3.71m)



KITCHEN

9'10" 8'10" (3.00m 2.69m)

CONSERVATORY

15'00" 6'00" (4.57m 1.83m)



UTILITY ROOM

9'8" 8'2" (2.95m 2.49m)

BEDROOM THREE

9'00" 6'9" (2.74m 2.06m)



BEDROOM TWO

13'00" 10'00" (3.96m 3.05m)



BEDROOM ONE

13'00" 12'00" (3.96m 3.66m)



SHOWER ROOM

7'5" 5'7" (2.26m 1.70m)

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: Vodafone, O2 - Likely. EE, Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Map

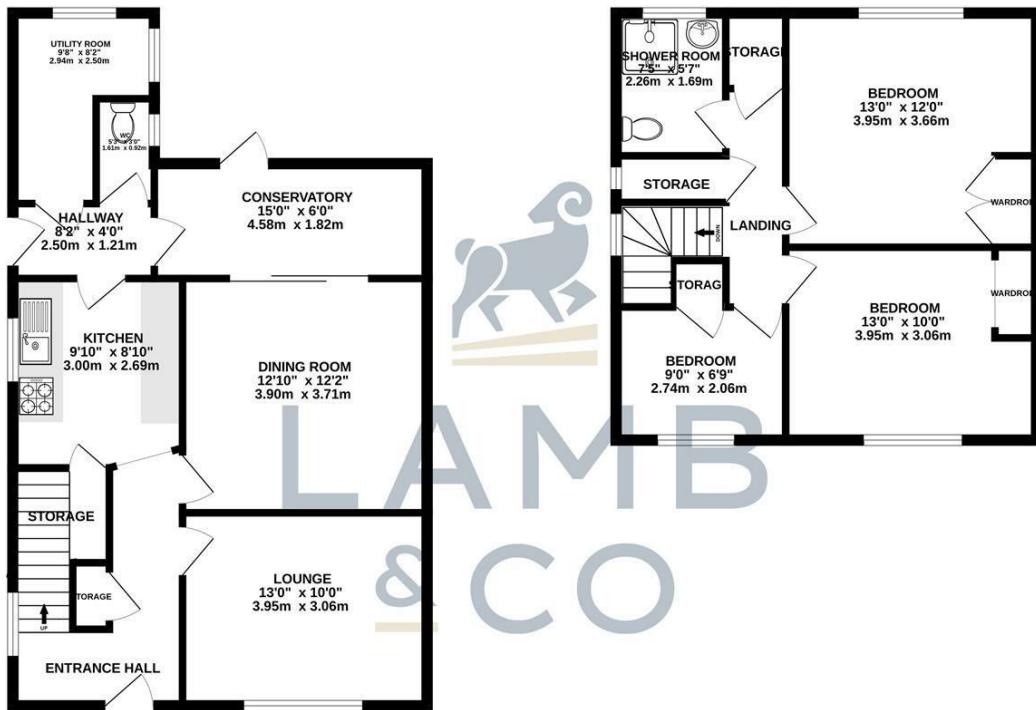


EPC Graphs

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			
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	

Floorplan



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan comprising floor measurements, door widths, 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.