



LAMB & CO

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Inspired by property, driven by passion.



## FARM CLOSE, FRINTON ON SEA, CO13 0FW OIEO £460,000

This property represents an excellent opportunity to own a nearly new home in a desirable and serene location. Benefitting from Well-maintained garden with stunning field views, perfect for outdoor relaxation and entertaining.

- Three Bedrooms
- Field Views
- En Suite
- Garage & Off Road Parking
- Immaculate Throughout
- EPC - B

## ENTRANCE HALL

## BEDROOM TWO

11'00" 9'9" (3.35m 2.97m)



## BEDROOM ONE

13'5" 10'4" (4.09m 3.15m)



## EN SUITE

10'4" 3'7" (3.15m 1.09m)



## BEDROOM THREE

13'3" 8'3" (4.04m 2.51m)



## LOUNGE

17'6" 11'10" (5.33m 3.61m )



## BATHROOM

9'6" 5'00" (2.90m 1.52m)



## OUTSIDE REAR



## KITCHEN

14'5" 11'00" (4.39m 3.35m)



## 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: D

Heating: Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: Three- Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: No

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

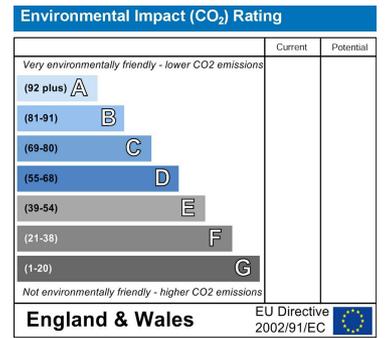
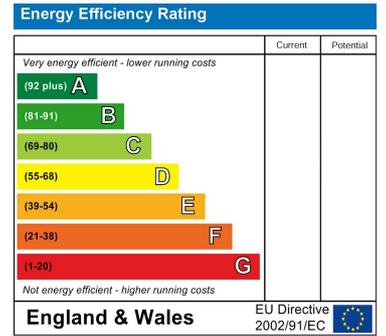
## OUTSIDE



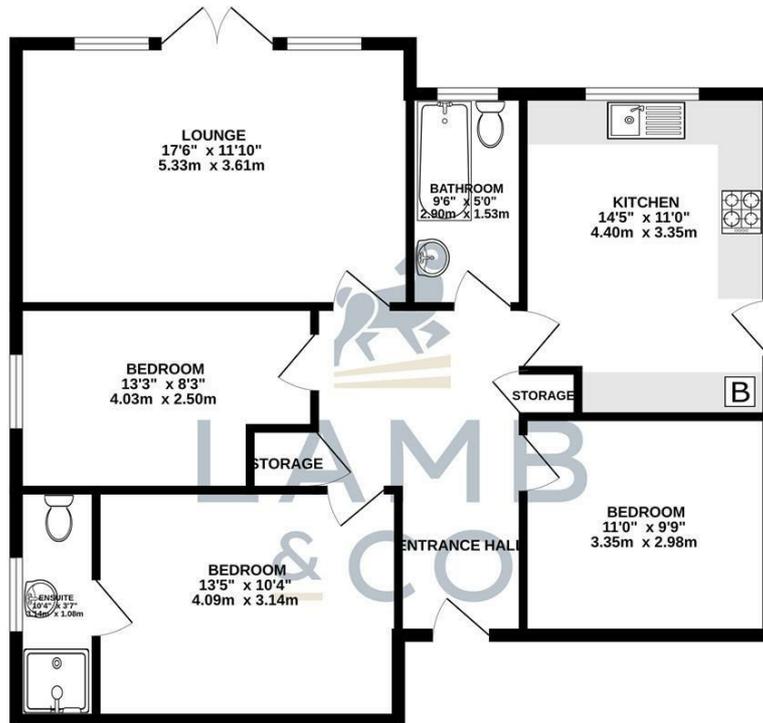
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA - 913 sq ft (84.8 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.  
 Made with Metropix 12/22

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