

UPPER THIRD AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9LJ

Price

£525,000

FREEHOLD

- Three Bedrooms
- En-Suite To Master Bedroom
- Lounge Overlooking Beautiful & Secluded Rear Garden
 - Fitted Kitchen & Separate Dining Room
- Ground Floor Cloakroom & First Floor Bathroom
- Detached Garage & Ample Off Street Parking
 - EV Charging Point
 - No Onward Chain
 - Council Tax Band - E
 - EPC Rating - TBC



FENTONS
ESTATE AGENTS



NO ONWARD CHAIN Fentons are delighted to be bringing to market this well presented, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from an en-suite to master bedroom, spacious lounge overlooking a secluded and beautifully landscaped rear garden, fitted kitchen and separate dining room. Further advantages include an EV charging point to the front, detached garage and ample off street parking. Upper Third Avenue is conveniently positioned within easy reach of Frinton railway station, the seafront and local shops, making this an ideal home in a desirable coastal location.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Wooden flooring. Radiator. Door to:-

Cloakroom

Low level w/c with concealed cistern. Wash hand basin with mixer tap and cupboard under. Part tiled walls. Wooden flooring. Heated towel rail. Obscured double glazed window to side with fitted shutters.

Kitchen

12'10" x 9'10"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and washing machine. Enclosed boiler providing heat and hot water throughout. Integral shelving unit and range of drawers. Part tiled walls. Wooden flooring. Spotlights. Radiator. Double glazed window to front with fitted shutters. Open access to:-

Dining Room

9'9 x 9'6"

Wooden flooring. Radiator. Double glazed window to front with fitted shutters.

Lounge

19'10" x 12'10"

Fire surround with inset gas fire. Two radiators. Double glazed windows to rear with fitted shutters. Sealed unit double glazed sliding patio door leading to rear garden.

Landing

Loft access. Built in airing cupboard housing hot water cylinder. Doors to all rooms. Door to:-

Bedroom One

13'10" x 13'3"

Radiator. Double glazed window to rear with fitted shutters. Door to:-

En-Suite

Suite comprises low level w/c. Counter top wash hand basin with mixer tap and range of cupboards under. Corner shower cubicle with wall mounted electric shower attachment and weatherboard splashback. Part tiled walls. Laminate flooring. Spotlights. Extractor fan. Heated towel rail. Obscured double glazed window to side with fitted shutters.

Bedroom Two

13' x 9'10"

Radiator. Double glazed window to front with fitted shutters.

Bedroom Three

12'11" x 7'9"

Range of built in wardrobes. Radiator. Double glazed window to front with fitted shutters.

Bathroom

Suite comprises low level w/c. Wash hand basin with mixer tap and cupboard under. Enclosed bath with wall mounted shower hose attachment. Part tiled walls. Tiled flooring. Spotlights. Heated towel rail. Obscured double glazed window to side with fitted shutters.

Outside - Rear

East facing. Part patio areas. Remainder laid to lawn. Beds laid to soil and stocked with flowers, shrubs and bushes. Additional beds laid with stones. Additional paved area ideal for

seating. Shed to remain. Private access door to garage.
Access to front via side gate. Outside lighting. Enclosed by
panelled fencing.

Outside - Front

Block paved driveway providing off street parking for several
vehicles leading to double gates and detached garage with
up and over door and ideal for additional parking.
Remainder laid to shingle stocked with trees and bushes. EV
charging point. Enclosed by panelled fencing and low brick
wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

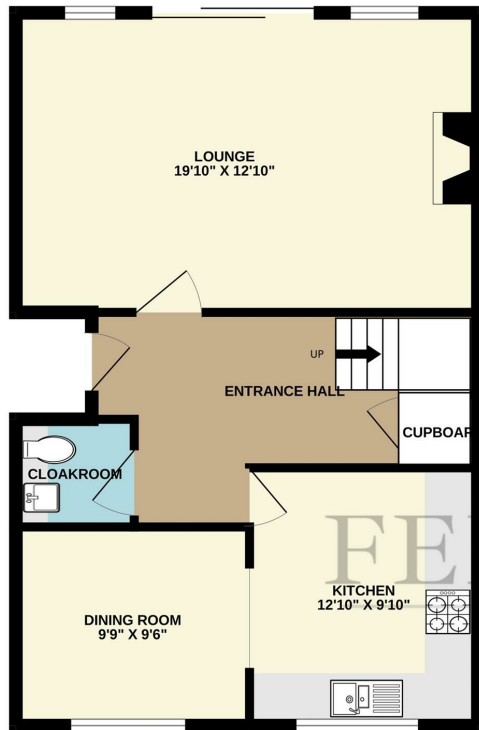
You will find a list of any/all referral fees we may receive on our website



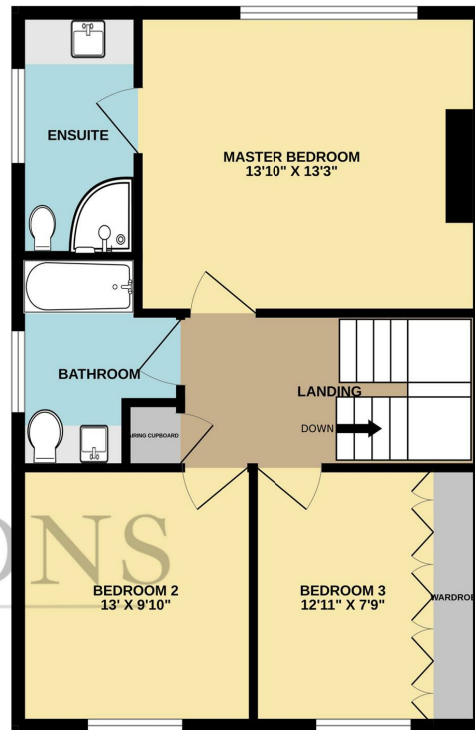
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GROUND FLOOR



1ST FLOOR



UPPER THIRD AVENUE

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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Council Tax Band

E



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	

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