

MOVING PLACES

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Fourth Avenue, FRINTON-ON-SEA Price: £549,995 Freehold

Located inside the Frinton Crossing and in the popular 'Avenues' is this FOUR BEDROOM DETACHED CHARACTER PROPERTY dating back to 1888 and being sold with NO ONWARD CHAIN. The property retains many original features and was extended in 1907; it is maintained to a high standard and in the valuer's opinion is well presented throughout. The property is set in established gardens and offers three reception rooms, garden room, loggia, kitchen/diner, ground floor cloakroom, four double bedrooms, bathroom and shower room, double glazing, gas central heating, garage and off road parking. An early viewing is advised in order to appreciate the character and standing of this property.

- No Onward Chain
- Avenues Location
- Detached Character House 1888
- Four Double Bedrooms
- Many Original Features
- Well Maintained & Presented Throughout
- Four Reception Rooms
- Garden Room
- Kitchen/Diner
- Loggia
- Bathroom & Shower Room
- Ground & First Floor Cloakrooms
- Established Gardens
- Garage & Off Road Parking
- Close to Beach, Greensward & Shops

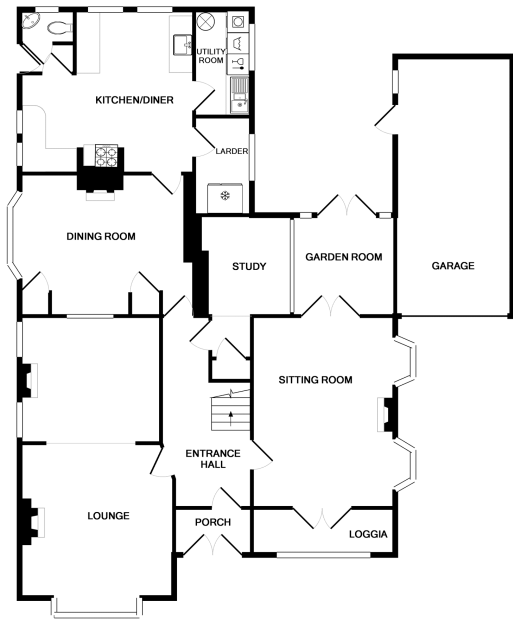
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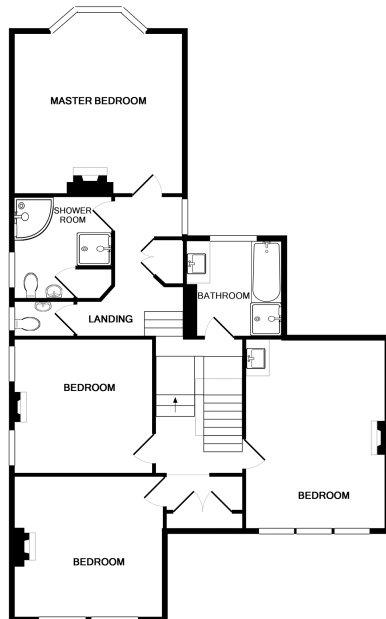
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GROUND FLOOR



1ST FLOOR

FOURTH AVENUE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropack (©2013)



Fourth Avenue FRINTON-ON-SEA,

Approximate room sizes comprises as follows

GROUND FLOOR

PORCH	5' x 4' 0" (1.52m x 1.22m) Double glazed French entrance doors to front aspect, tiled floor, smooth ceiling.
ENTRANCE HALL	Feature half obscured glazed wooden entrance door, tiled flooring, smooth and coved ceiling, dado rail, stairs to First Floor, half obscured feature glazed door to Dining Room, two feature storage cupboards, meter cupboard.
LOUNGE	25' 5" x 13' 2" narrowing to 12' (7.75m x 4.01m) Feature bay window to front aspect, two double glazed windows to side, Karndeian flooring, smooth and coved ceiling, picture rail, feature fireplace with surround and hearth and electric fire inset (not tested), second feature fireplace with surround, brick hearth and gas fire inset (not tested), two radiators.
SITTING ROOM	16' 4" x 12' 2" (4.98m x 3.71m) Glazed French doors to Garden Room, glazed French doors to Loggia, two feature obscured glazed bay windows to side, Karndeian flooring, smooth and coved ceiling, feature fireplace with surround and hearth with gas fire inset (not tested), two radiators.
DINING ROOM	15' 8" x 12' 1" (4.78m x 3.68m) Double glazed bay window to side, Karndeian flooring, smooth ceiling, feature fireplace with tiled and wood surround, four built in storage cupboards, radiator.
STUDY	12' 7" narrowing to 8'7" x 7' 1" (3.84m x 2.16m) Window to side, fitted carpet, smooth ceiling, storage cupboard, radiator.
GARDEN ROOM	9' 3" x 8' (2.82m x 2.44m) Double glazed French doors to garden, two double glazed windows to rear, Karndeian flooring, radiator.
KITCHEN/DINER	15' x 14' (4.57m x 4.27m) Range of wooden base units with drawer and storage cupboards, wooden work surfaces, tiled splash backs, wooden base unit inset butler sink, Rangemaster cooker with tiled surround. Two double glazed windows to rear aspect, two double glazed windows to side aspect, tiled flooring, smooth ceiling, radiator. Door to walk-in Larder and door to Utility Room.
WALK IN LARDER	8' 3" x 5' 7" (2.51m x 1.70m) Window to side, tiled flooring, smooth ceiling, space for American style fridge/freezer.
UTILITY ROOM	9' 3" x 4' 11" (2.82m x 1.50m) Base unit with roll edge work surface inset 1 and 1/2 bowl sink and drainer unit. Space for tumble dryer, space and plumbing for washing machine and dishwasher, wall mounted boiler (not tested). Window to side, tiled flooring, tiled splash backs, smooth ceiling, radiator.
LOGGIA	10' 3" x 5' 7" (3.12m x 1.70m) Window to front, Karndeian flooring, smooth ceiling, radiator.
REAR LOBBY	UPVC door to garden, tiled flooring, smooth ceiling.
GROUND FLOOR CLOAKROOM	4' 3" x 3' 1" (1.30m x 0.94m) Fitted with a white high level WC and vanity wash hand basin. Obscured double glazed window rear, tiled floor, smooth ceiling, radiator.

FIRST FLOOR

LANDING	Double glazed sky light window to rear, fitted carpet, coved and textured ceiling, dado rail, loft access, built in double wardrobe.
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MASTER SUITE LANDING	Double glazed window to side, fitted carpet, smooth ceiling, loft access, double storage cupboard, dado rail, radiator.
BEDROOM ONE	15' 10" into bay x 13' 9" (4.83m x 4.19m) Double glazed bay window to rear, fitted carpet, smooth ceiling, picture rail, cast iron fireplace, radiator.
SHOWER ROOM	9' 2" x 8' 8" (2.79m x 2.64m) White suite comprising low level WC, pedestal wash hand basin and shower unit with steam jets and radio (not tested), second shower cubicle with electric shower (not tested). Double glazed part obscure/part clear window to side, tiled floor, smooth and coved ceiling, fully tiled walls, airing cupboard housing hot water tank and water filter, radiator.
CLOAKROOM	Fitted with a white low level WC and wall mounted wash hand basin. Obscured double glazed window to side, tiled flooring, smooth ceiling, dado rail.
BEDROOM TWO	16' 9" x 12' 3" (5.11m x 3.73m) Three sash windows to front, fitted carpet, smooth ceiling, feature cast iron fireplace with tiled and wood surround, vanity wash hand basin, radiator.
BEDROOM THREE	13' 3" x 12' 4" (4.04m x 3.76m) Two sash windows to front, fitted carpet, smooth ceiling, picture rail, feature cast iron fireplace, radiator.
BEDROOM FOUR	10' 7" x 9' 11" (3.23m x 3.02m) Two double glazed windows to side, fitted carpet, smooth ceiling, feature cast iron fireplace, radiator.
BATHROOM	7' 5" x 7' 3" (2.26m x 2.21m) White suite comprising bath with mixer taps and shower attachment over, feature fitted vanity unit with tiled surround and fitted shelving, mirror and storage cupboards below. Separate fully tiled shower cubicle with electric shower (not tested). Double glazed part obscure/part clear window, tiled flooring, smooth and coved ceiling, Shaker style half cladding to walls, radiator.

EXTERIOR

GARDEN	<p>To the Front: Enclosed by a dwarf brick wall and mature hedgerows, slate and paved frontage, established plant and shrub borders and beds, slate driveway leading to garage and providing off road parking, gated access to rear.</p> <p>To the Rear: Laid to lawn, established hedgerow and shrub borders, mature trees, paved patio area, timber shed, outside tap, gated access to front.</p>
GARAGE	Fitted with an up and over door, power and light connected (not tested), half glazed door to garden, window to side.
DIRECTIONS	Turn right out of the FRINTON office and left into Connaught Avenue proceed towards the shops and take the second right hand turning into Fourth Avenue, bear left and continue towards the sea and where the property can be found on the left hand side, just after the Parish Church.

AGENT'S NOTE

Property Misdescriptions Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest, please contact the office and we will be pleased to confirm the position for you - particularly if you are contemplating travelling some distance to view the property.

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Energy Performance Certificate



42, Fourth Avenue, FRINTON-ON-SEA, CO13 9DX

Dwelling type: Detached house Reference number: 8902-4741-8120-0127-8373
 Date of assessment: 24 July 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 July 2013 Total floor area: 206 m²

Use this document for:

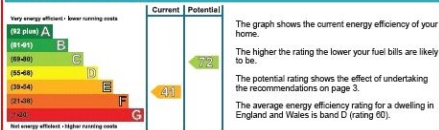
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,716
Over 3 years you could save	£ 3,333

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 252 over 3 years	You could save £ 3,333 over 3 years
Heating	£ 6,822 over 3 years	£ 3,758 over 3 years	
Hot Water	£ 390 over 3 years	£ 333 over 3 years	
Totals	£ 7,716	£ 4,383	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 147	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,568	✓
3 Floor insulation	£600 - £1,200	£ 417	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

