



28 Queens Road, Frinton-on-Sea, Essex. CO13 9BL

- Superb Location
- New Wren Fitted Kitchen
- Garden Room
- Ample Off Street Parking
- Three Bedrooms
- En-Suite
- Ground Floor Cloakroom
- Close To Beach
- Close To Shops & Station
- inside The Gates



PROPERTY DESCRIPTION

Situated INSIDE THE GATES of Frinton is this THREE BEDROOM rarely available SEMI DETACHED family home offering good accommodation, spacious rooms and Newly fitted Kitchen, garden with summer house, ample off street parking and garage. With the beach at the end of the road and easy walk to Connaught Avenue shops, a viewing is strongly recommended.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, under stair cupboard, radiator.

CLOAKROOM

Double glazed window to side aspect, low level W.C, vanity wash hand basin, extractor fan, half tiled walls, vinyl flooring, textured ceiling, radiator.

LOUNGE

17' 10" x 12' 10" (5.44m x 3.91m) Double glazed square bay window to front aspect, fireplace, a light and spacious room, LVT flooring, radiator.

KITCHEN/DINER

17' 10" x 12' 7" (5.44m x 3.84m) Newly fitted white front base and eye level units, black granite work surface inset one and half bowl sink and drainer unit. black granite splash back, fitted appliances. Breakfast bar, side island, combination ceramic hob and oven with extractor over. Recycling pull-out, spot lights. A spacious Kitchen/ Diner with ample table and chair space. Double glazed Bi- fold doors to rear garden, access to under stairs cupboard.

FIRST FLOOR

LANDING

Stairs rise from mid landing to main First floor, doors to bedrooms and bathroom, deep cupboard.

BEDROOM ONE

15' 0" x 14' 8" (4.57m x 4.47m) Double glazed bay window to front aspect, very light room with fitted wardrobes, radiator, door to En-suite

EN-SUITE

Comprising low level WC, wash hand basin, shower cubicle. Tiled walls, tiled flooring, heated towel rail.

BEDROOM TWO

12' 7" x 8' 9" (3.84m x 2.67m) Double glazed window to rear aspect, fitted carpet, radiator.

BEDROOM THREE

10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to rear aspect, built in wardrobe, cupboard, fitted carpet, radiator.

BATHROOM

5' 6" x 8' 10" (1.68m x 2.69m) Suite comprising of low level W.C, vanity wash hand basin, p-shaped bath with shower over. Two double glazed windows to side aspect.

EXTERIOR

FRONT GARDEN

Access to Large block paved driveway providing ample off street parking. The driveway leads along the side to the detached garage and gate to rear garden.

REAR GARDEN

Leading from the rear of the garage is a double glazed summer room, approx. 12 x 9. In our opinion a good sized garden, sunny aspect and private.

GARAGE

Electric roller shutter to front, courtesy door to side aspect, power and light connected.

SUMMERHOUSE

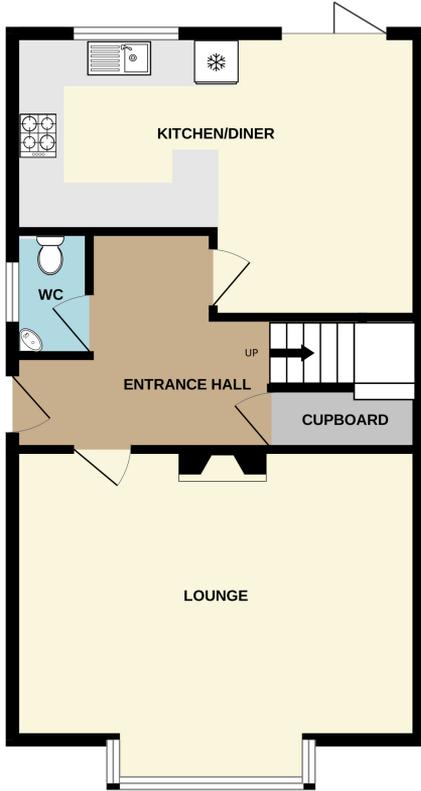
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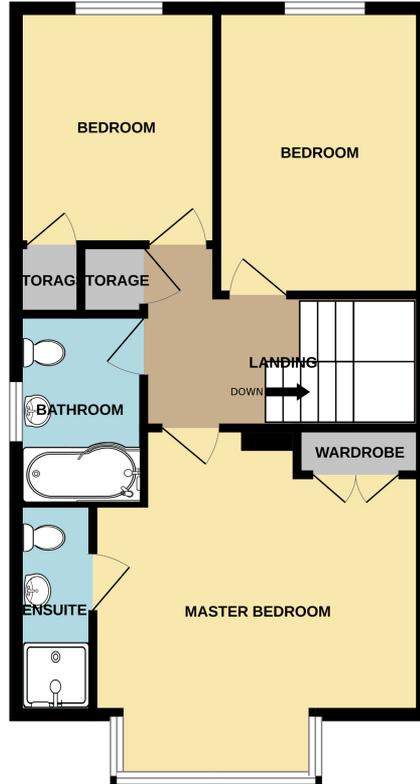
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



QUEENS ROAD

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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