

FOR SALE

£370,000 Freehold



## St Marys Road, Frinton-on-Sea, Essex. CO13 9HP

- No Onward Chain
- Three Bedrooms
- Semi Detached House
- Gas Central Heating
- Double Glazing throughout
- Inside The Gates
- Modern Fitted Kitchen & Bathroom
- Close To Seafront & Town Centre





## PROPERTY DESCRIPTION

Located within the sought-after Frinton Gates, just a short stroll from the seafront and local amenities, My Moving Places are delighted to present for sale this THREE BEDROOM SEMI-DETACHED HOUSE.

The property is well-presented throughout and offers spacious ground floor accommodation including two reception rooms, a fitted kitchen, and a convenient shower room. On the first floor, there are three generously sized bedrooms along with a family bathroom.

An early viewing is highly recommended to fully appreciate the accommodation and excellent location on offer. This property represents a fantastic opportunity for buyers seeking a well-situated home in one of Frinton's most desirable settings.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### PORCH

Double glazed window to front and side aspect, composite entrance door with stained glass to front aspect, exterior light.

#### LOUNGE

15' 7" x 11' 5" (4.75m x 3.48m) Double glazed bay window to front aspect with bench seating, stairs to First floor, under stair storage cupboard, feature fireplace with wooden mantel and granite hearth, laminate flooring, feature fireplace hearth, smooth ceiling, radiator. Opening

#### KITCHEN/ DINER

15' 7" x 11' 2" (4.75m x 3.40m) Range of base and matching eye level units, square edge work surface, space for range cooker with extractor over. Double glazed French doors to rear garden, double glazed window to rear, laminate flooring, radiator, door to utility room.

#### UTILITY ROOM

8' 8" x 5' 8" (2.64m x 1.73m) Wall mounted units, work surface inset one and half bowl sink and drainer unit, space for fridge/freezer, space and plumbing for washing machine. Double glazed window to side aspect, double glazed door to side, laminate flooring.

### FIRST FLOOR

#### BEDROOM ONE

15' 9" x 11' 5" (4.80m x 3.48m) Two double glazed window to front aspect, laminate flooring, built in cupboard, smooth ceiling, radiator.

#### BEDROOM TWO

9' 2" x 8' 1" (2.79m x 2.46m) Double glazed window to rear aspect, concertina door to Bathroom, laminate flooring, smooth ceiling, radiator.

#### BEDROOM THREE

11' 5" x 6' 1" (3.48m x 1.85m) Double glazed window to rear aspect, built in cupboard, laminate flooring, smooth ceiling, radiator.

#### BATHROOM

Suite comprising low level WC, vanity wash hand basin and p-shaped panelled bath with shower over. Obscure double glazed windows to side and rear aspect, extractor fan, illuminated wall mirror, LVT flooring, smooth ceiling with spot lights, heated towel rail.

### EXTERIOR

#### TO THE FRONT

Paved front with side gate giving access to the rear garden.

#### TO THE REAR

Patio area with path to rear of garden, laid to lawn, summer house and two sheds, outside tap, access to front via side gate.

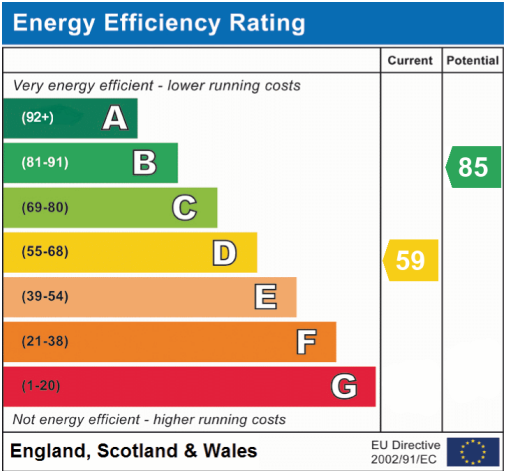




FLOORPLAN & EPC



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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