



## Rainham Way Frinton-On-Sea, CO13 9NR

Situated inside the 'Gates' in Frinton-on-sea and located within 200 metres from the seafront is this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is conveniently located within one and quarter miles of the mainline railway station with links to London Liverpool Street and within one and half miles of shopping amenities in Frinton's town centre. An early viewing is strongly advised to avoid disappointment.

- Two Double Bedrooms
- Modernisation Required
- 16' Lounge/Diner
- Inside The Frinton 'Gates'
- 200 Metres To Seafront
- Secluded Rear Garden
- Garage & Off Street Parking
- Must Be Viewed
- EPC Rating D
- Council Tax Band C



**Price £269,500 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

### Hallway

Built in storage cupboard. Loft access. radiator. Door to:-



### Lounge/Diner

16' x 11'5"

Fireplace with marble surround and gas fire under. Radiator. Sealed unit double glazed window to front.



### Bedroom 1

11'5" x 11'5"

Radiator. Sealed unit double glazed window to rear.



### Bedroom 2

10'9" x 10'2"

Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Built in airing cupboard housing hot water cylinder. Radiator. Obscured sealed unit double glazed window to side.



## Kitchen

10'9" x 8'8"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel sink and drainer unit. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Part tiled walls. Radiator. Wall mounted boiler providing heat and hot water throughout. Window to side. Obscured window to rear. Sealed unit double glazed window to rear. Obscured door giving access to rear.



### Outside - Rear

Secluded rear garden. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Mature fruit tree. Shingled raised rockery with beds stocking further shrubs and bushes. Hardstanding pathway leading to private entrance door to garage. Open access to side.



### Outside - Side

Hardstanding area providing ample off street parking leading to garage with up and over door.

### Outside - Front

Raised beds stocking flowers, shrubs and bushes. Majority laid to lawn.

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## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/06.24

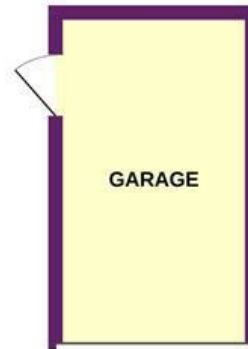
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GROUND FLOOR



RAINHAM WAY

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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## Selling properties... not promises

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