



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

Situated in a sought-after, quiet cul-de-sac in the seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this well presented EXTENDED, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property offers an 17" lounge, 19" conservatory, converted garage offering a utility and office room and a secluded, spacious rear garden. The property is conveniently situated within a short stroll of Frinton's seafront and approximately one and a quarter miles of the town centre with shopping amenities and Frinton's mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large Secluded Rear Garden
- Extended with Converted Garage
- 17" Lounge
- 19" Conservatory
- Inside Frinton Gates
- Close to Frinton Seafront
- Ample Off Street Parking
- Council Tax Band - C
- EPC Rating - C



**Price £265,000 Freehold**



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door:-

### Entrance Porch

Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to:-



### Hallway

Radiator. Two built in storage cupboards. Loft access. Doors to:-



### Lounge

17'8" x 10'5"

Radiator. Fire surround with inset electric fire. Sealed unit double glazed window to side. Sealed unit double glazed window to front.



### Kitchen/Diner

16'3" x 8'9"

Fitted with a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half bowl sink and drainer unit. Built in eye level electric oven and microwave. Inset four ring electric hob with extractor hood above. Integrated fridge. Further range of matching units at both eye and floor level. Tiled splash back. Stone effect tiled flooring. Radiator. Sealed unit double glazed window to rear aspect. Obscured sealed unit double glazed door leading to:-



### Conservatory

19'10" x 9'11"

Stone effect tiled flooring. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed patio doors to garden. Obscured sealed unit double glazed door leading to:-



### Lobby

Obscured sealed unit double glazed door to front. Opening to:-



### Utility

8'1" x 5'8"

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Plumbing for washing machine. Space for Freezer. Door to:-



### Office

9'3" x 7'12"

Obscured sealed unit double glazed windows to front.



### Master Bedroom

10'5" x 11'5"

Radiator. Fitted wardrobes. Sealed unit double glazed window to rear aspect.



### Bedroom Two

10'9" x 10'6"

Radiator. Sealed unit double glazed window to front.



### Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted walk-in shower with wall mounted shower attachment. Heated towel rail. Extractor fan. Spotlights. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Large secluded, well established rear garden. Part patio area. Majority laid to lawn. Array of flowers shrubs and bushes. Borders well stocked with array of shrubs and trees. Wooden storage shed to remain. Outside tap. Outside lights.



### Outside - Front

Block paved front providing ample off street parking with array of beds stocking flowers and shrubs.



### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity):Yes (Water):Yes (Sewerage Type):Yes (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

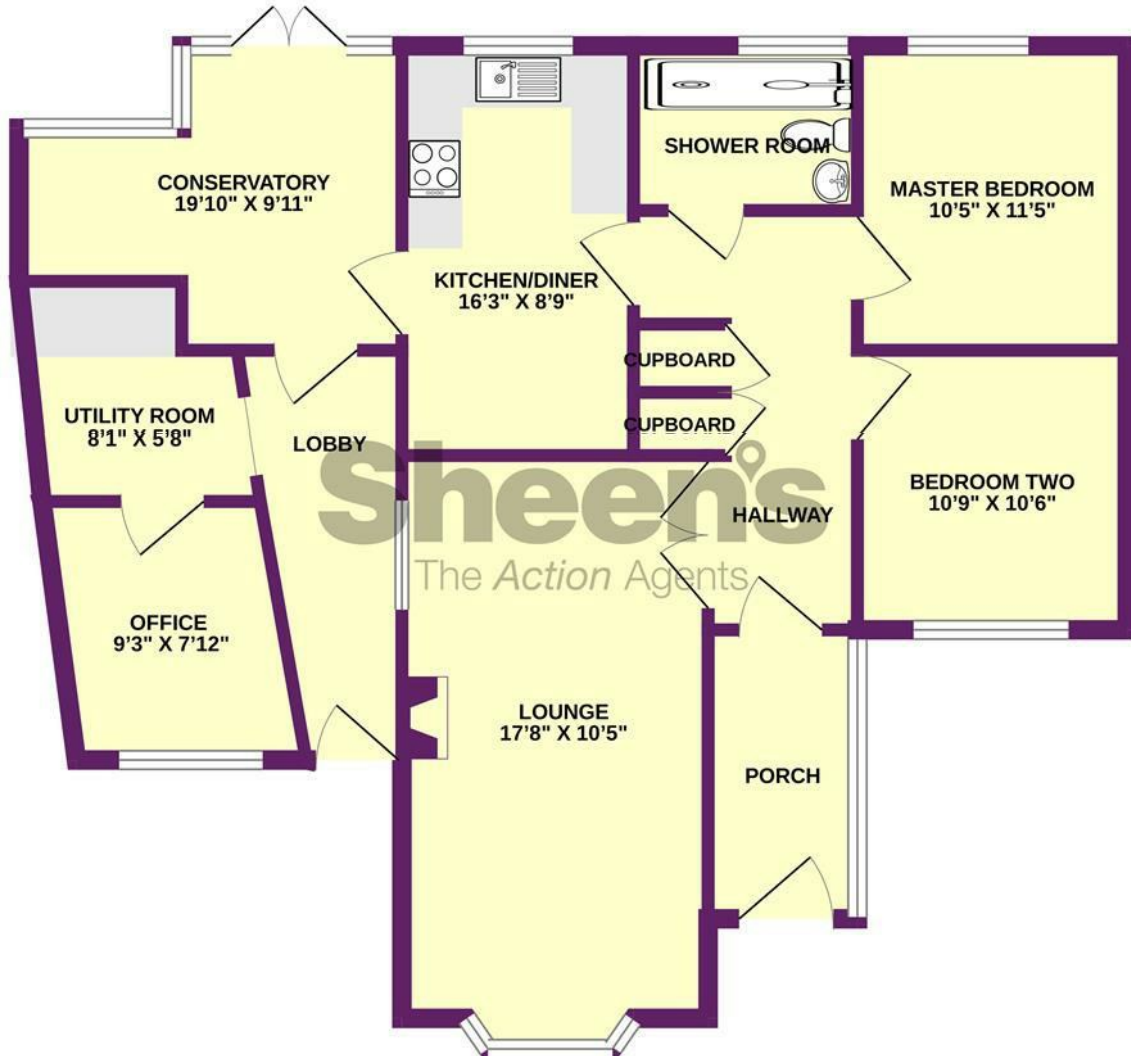
### DH/11.25

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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

## GROUND FLOOR



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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**Sheen's**  
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