

BUSHELL WAY, FRINTON-ON-SEA, ESSEX, CO13 0TW

Price

£325,000

FREEHOLD

- Three Bedrooms
- Lounge & Separate Dining Room
- South Facing Secluded Rear Garden
 - Fitted Kitchen
- Ground Floor WC & First Floor Bathroom
 - Garage & Off Road Parking
- Ever Popular 'Frietuna' Development
 - Well Presented Throughout
 - No Onward Chain
- Council Tax Band - D / EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated within the ever popular Frietuna Development in Frinton-on-Sea, Fentons are delighted to offer for sale this attractive and well presented, THREE BEDROOM DETACHED HOUSE.

The ground floor comprises of a spacious entrance hall, cloakroom, lounge/dining room and fitted kitchen. Upstairs are two double bedrooms with built-in wardrobes, a further bedroom with storage and a family bathroom. Externally, the property benefits from a SOUTH FACING rear garden, spacious frontage with ample off road parking leading to a garage. Bushell Way is ideally located for local amenities, schools, railway links and the seafront and town centre at Frinton-on-Sea. An early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Hallway

Stair flight to first floor. Understairs storage cupboard. Radiator. Door to:-

Cloakroom

Low level w/c. Vanity wash hand basin with mixer tap and drawers under. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured double glazed window to front.

Lounge

13'3" x 10'8"

Radiator. Double glazed leadlight bay window to front. Open access to:-

Dining Room

8'9" x 8'8"

Radiator. Double glazed sliding patio doors leading to rear garden.

Kitchen

8'10" x 8'8"

Fitted with a range of wooden fronted units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double electric eye level oven. Further selection of matching units and both eye and floor level. Wall mounted boiler providing heat and hot water

throughout. Integrated fridge. Washing machine to remain. Part tiled walls. Tiled flooring. Radiator. Double glazed leadlight window to rear. Double glazed leadlight door to side leading to rear garden.

Landing

Loft access. Built in airing cupboard housing hot water cylinder. Double glazed leadlight window to side. Doors to all rooms. Door to:-

Bedroom One

11'11" x 10'8"

Built in wardrobe with sliding doors. Radiator. Double glazed leadlight window to front.

Bedroom Two

11'3" x 8'5"

Built in wardrobes with sliding doors. Radiator. Double glazed leadlight window to rear.

Bedroom Three

8' x 7'2"

Built in storage cupboard. Radiator. Double glazed leadlight window to front.

Bathroom

Suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Fitted mirror. Heated towel rail. Obscured double glazed leadlight window to rear.

Outside - Rear

Part patio area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Greenhouse to remain. Private access door to garage. Access to front via side gate. Enclosed by panel fencing and brick wall.

Outside - Front

Outside light. Block paved driveway providing off street parking leading to garage with an up and over door. Remainder laid to lawn. Array of shrubs and trees. Enclosed by low panel fencing and brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

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.

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

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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Call us on
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info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band
D



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

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