WALTON ROAD, FRINTON-ON-SEA, ESSEX, CO13 0AG

Offers in excess of

£290,000

FREEHOLD

- Three Bedrooms
- Two Reception Rooms
- Large South Facing Plot With Potential To Extend S.T.P.P.
- Utility Room & Conservatory
- Ground Floor WC & First Floor Bathroom
- Ample Off Street Parking With Potential For A Detached Garage
- Non-Estate Position In Frinton-on-Sea
- No Onward Chain
- Council Tax Band - C
- EPC Rating - E

3 1 2 E

FENTONS
ESTATE AGENTS

Situated in a sought after non-estate position in Frinton-on-Sea and in need of a programme of modernisation, Fentons are delighted to offer for sale this EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. The property offers generous living accommodation throughout and occupies a large SOUTH FACING plot, presenting excellent potential to extend (S.T.P.P.) The property features two spacious reception rooms, conservatory that enjoys pleasant views over the rear garden, separate utility room and ample off street parking to the rear with potential for a detached garage/outbuilding. The property is being offered with NO ONWARD CHAIN and is conveniently located approximately half a mile from the town centre and shopping amenities on Connaught Avenue and around three quarters of a mile from the seafront and Greensward. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Composite door leading to:

Entrance Hall

Stair flight to first floor. Built in under stairs storage cupboard. Wooden flooring. Radiator. Sealed unit double glazed window to side. Doors to:

Lounge

13' x 10'

Featured wooden fireplace. Radiator. Sealed unit double glazed window to front.

Dining Room

12'10" x 12'2"

Wooden surround with inset electric fire. Radiator. Sealed unit double glazed sliding patio door leading to:

Conservatory

15' x 6'

Wall lights. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed door leading to rear garden. Hardwood door leading to lobby.

Kitchen

9'10" x 8'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset butler sink. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Space for fridge. Enclosed floor mounted boiler providing heating and hot water throughout. Built in larder cupboard with tiled shelving and sealed unit double glazed window to side. Fully tiled walls. Tiled flooring. Sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to:

Lobby

8'2" x 4'

Vinyl flooring. Hardwood door to side leading to rear garden. Doors to:

Utility

9'8" x 8'2"

Fitted wooden rolled edge work surface. Plumbing for washing machine and dishwasher. Space for additional white goods. Power and light connected. Sealed unit double glazed windows to side and rear.

WC

5'3" x 3'

Low level WC. Sealed unit double glazed window to side.

Landing

Built in airing cupboard housing hot water cylinder. Built in large storage cupboard with sealed unit double glazed window to side. Loft access with potential to convert S.T.P.P. Doors to:

Bedroom One

13' x 12'

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

Bedroom Two

13' x 10'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom Three

9' x 6'9"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Shower Room

7'5" x 5'7"

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.

Outside - Rear

South Facing. Part paved areas. Remainder laid to lawn. Beds stocked with an array of shrubs, trees and bushes. Featured pond to remain. Range of shingled beds. Double gates to the rear of the property leading to off street parking with potential to put a detached garage/outbuilding S.T.P.P. Open access to the front garden. Enclosed by panelled fencing.

Outside - Front

Paved pathway leading to entrance door. Remainder laid to lawn and shingled areas. Range of beds stocked with shrubs and trees. Enclosed by panelled fencing.

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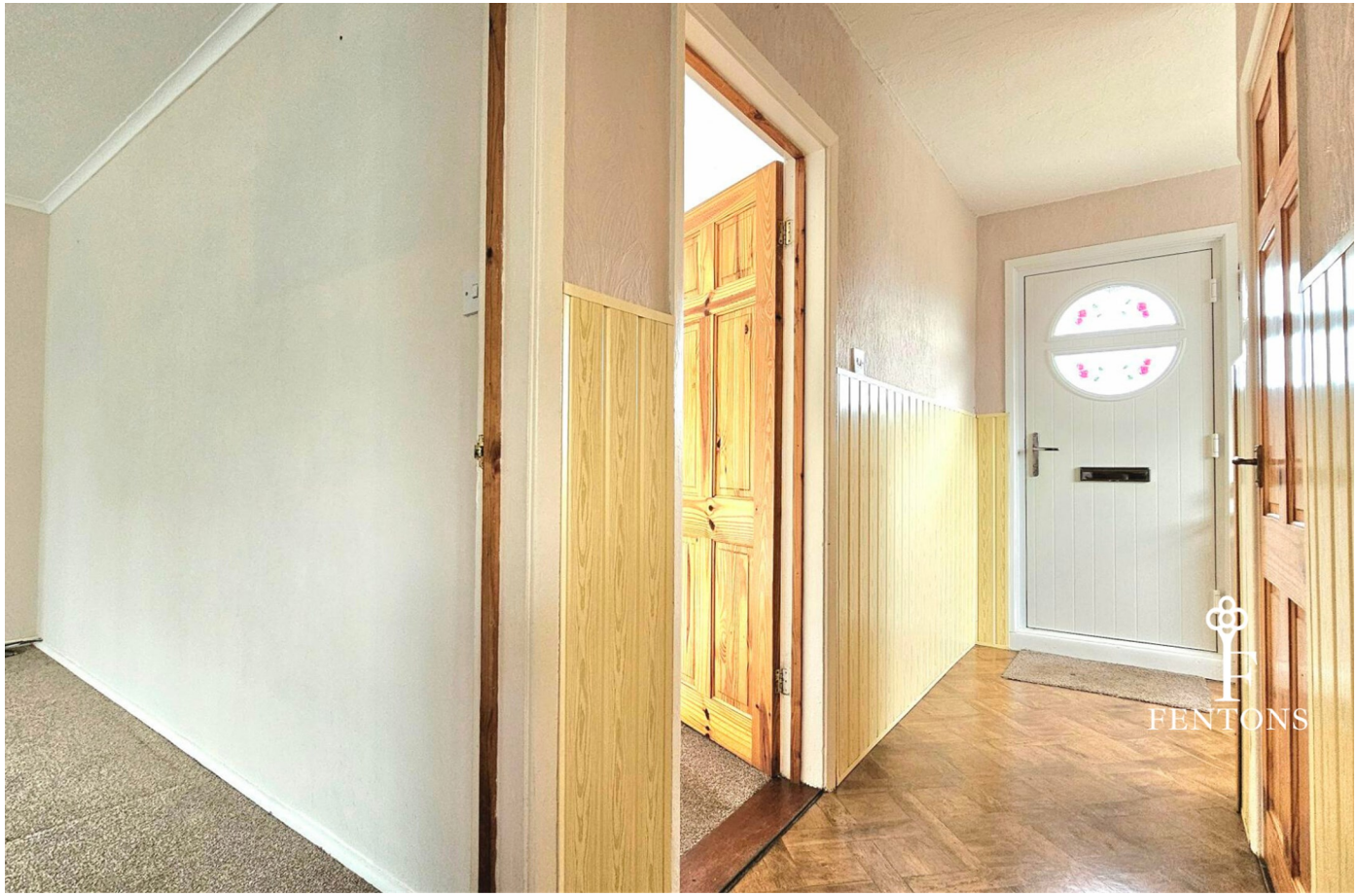


Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £2059.18 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

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.

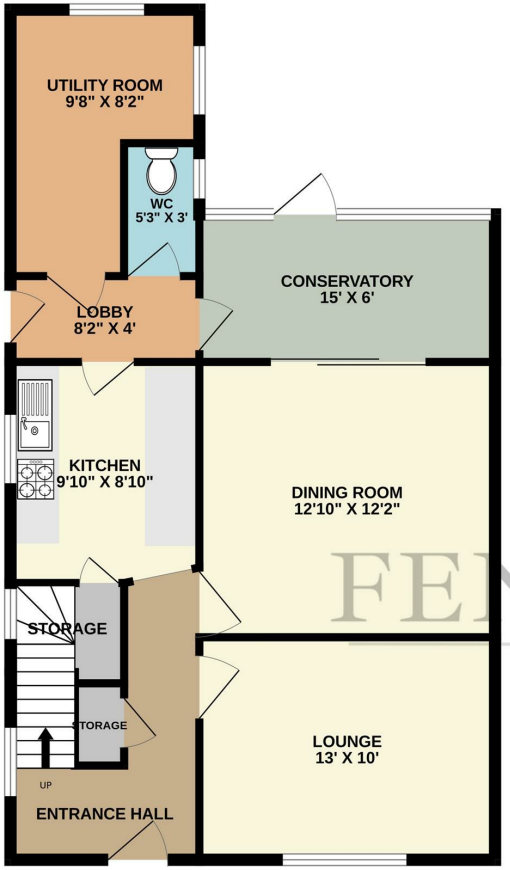
REFERRAL FEES

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

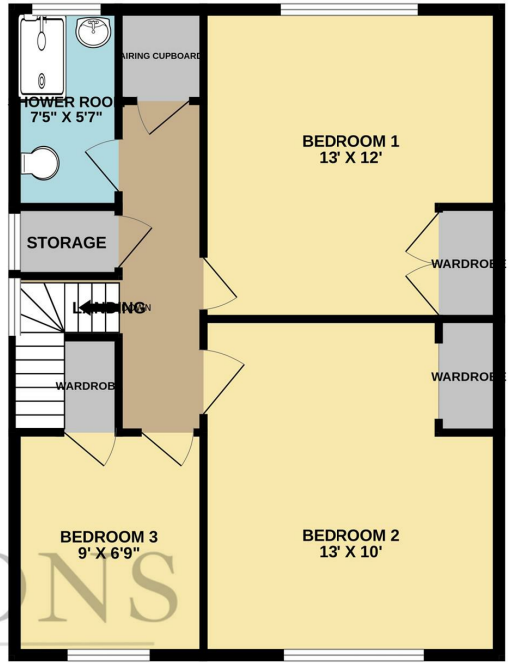
Disclaimer - Wide Angle Lens Etc

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.

GROUND FLOOR



1ST 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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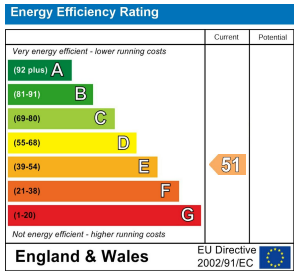
Council Tax Band

C



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