

# QUENDON WAY, FRINTON-ON-SEA, ESSEX, CO13 9PE

Offers in excess of

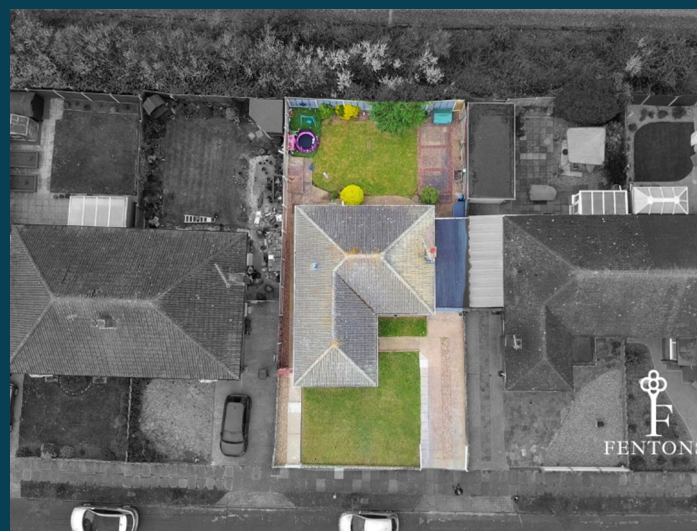
**£425,000**

**FREEHOLD**

- Three Bedrooms
- Immaculately Presented Throughout
- Modern Fitted Kitchen & Bathroom
  - 20' x 12' Lounge/Diner
  - Secluded Rear Garden
  - 300 Meters To Seafront
- Quiet, Sought After Location
  - Ample Off Street Parking
  - Must Be Viewed
- EPC Rating TBC/ Council Tax Band - C



**FENTONS**  
ESTATE AGENTS



Located within the highly sought after "Gates" of Frinton-on-Sea and just a short walk from the seafront, Fentons are delighted to bring to market this immaculately presented, THREE BEDROOM DETACHED BUNGALOW. The property features a contemporary fitted kitchen and bathroom, a generous 20ft lounge/diner, a private and secluded rear garden, and ample off-street parking to the front. Ideally positioned within approximately 300 metres of Frinton's Greensward and seafront, the home is also within 0.7 miles of the town centre, offering a wide range of shops and amenities, and less than half a mile from the mainline railway station providing direct links to London Liverpool Street. An internal viewing is strongly recommended to fully appreciate the quality and accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:

#### Entrance Hall

Wood laminate flooring. Sealed unit double glazed windows to front and side aspect.

Obscured hardwood entrance door leading to:

#### Hallway

Built in storage cupboard. Built in airing cupboard housing wall mounted combination boiler. Loft access. Radiator. Sealed unit double glazed widow to side. Door to:

#### Master Bedroom

14'1" x 10'4"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front.

#### Bedroom 2

10'5" x 10'

Fitted double wardrobes. Radiator. Sealed unit double glazed widow to side.

#### Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled bath with integrated shower and screen. Part tiled walls. Tiled flooring. Extractor hood. Heated towel rail. Obscured sealed unit double glazed widow to rear.

#### Kitchen

11'1" x 8'7"

Fitted with a range of modern matching fronted units. Wood effect rolled edge worksurfaces. Inset one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and extractor fan above. Further selection of matching units at both eye and floor level. Worksurfaces with upstands. Integrated washing machine and fridge. Further space for fridge/freezer. Tiled flooring. Radiator. Sealed unit double glazed widow to rear. Obscured sealed unit double glazed door giving access to side.

#### Lounge/Diner

20' x 12'

Stone fireplace with electric fire under. Two radiators. Sealed unit double glazed widow to front. Sealed unit double glazed patio doors giving access to rear. Door leading to:

#### Bedroom 3

11'2" x 7'6"

Radiator. Sealed unit double glazed widow to front.

#### Outside - Rear

Part patio entertaining area. Majority laid to lawn. Borders stocking flowers, shrubs and bushes. Outside light. Outside tap. Enclosed by panelled fencing. Access to front via side gate.

## Brick Built Storage

8'1" x 6'6"

Space for tumble dryer. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear. Power and lighting connected.

## Outside - Front

Majority laid to lawn. Driveway providing ample off street parking. Pathway leading to entrance door. Outside light. Enclosed by low brick wall. Double swinging gates leading to driveway.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,970.52 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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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

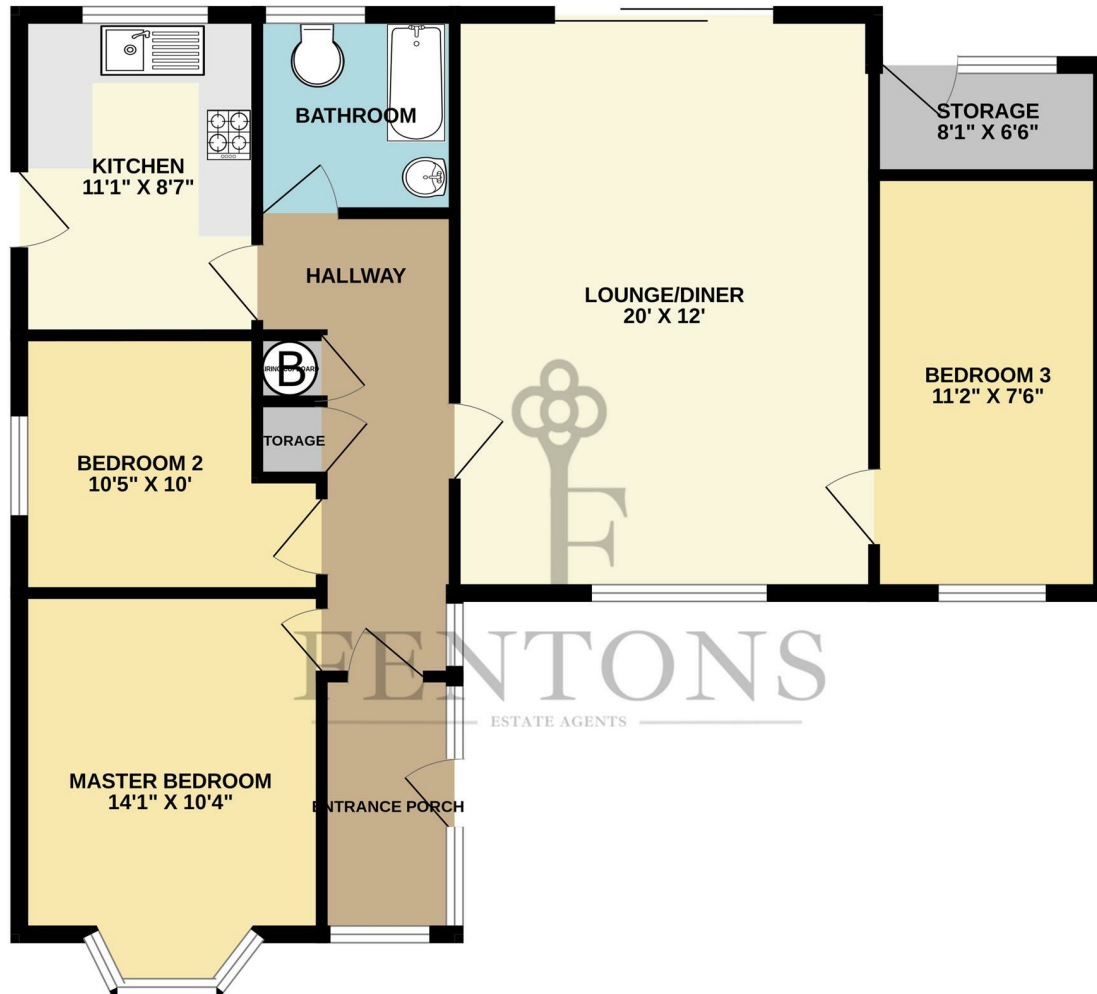
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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## 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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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

**Council Tax Band**

**C**



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

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