

ELM TREE AVENUE, FRINTON-ON-SEA, ESSEX, CO13 0BB

Price

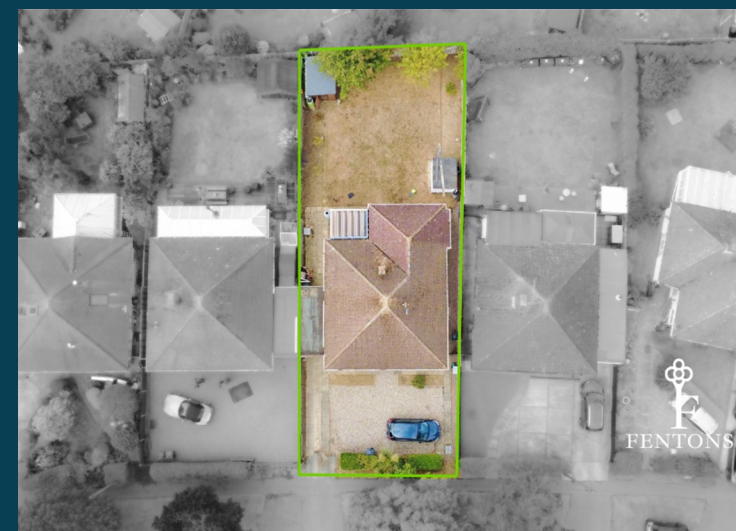
£340,000

FREEHOLD

- Two Double Bedrooms
- En-Suite Shower Room
- 19'5" x 14'6" Kitchen/Diner Room
- 13'9" Lounge Leading Onto Conservatory
- 45' Secluded West Facing Rear Garden
- Garage & Ample Off Street Parking
- Sought After Non-Estate Location
- No Onward Chain
- Close To Shopping Amenities, Mainline Railway Station & Seafront
- EPC Rating D/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Perfectly located within easy reach of shopping amenities at both the 'Triangle' shopping centre and the town centre in Frinton-on-Sea, Fentons Estate Agents have the pleasure to bring to market this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW with an EN-SUITE shower room. Being offered with NO ONWARD CHAIN the property offers a 19'5" spacious kitchen/dining room which overlooks the secluded 45' west facing rear garden. In addition there is a utility room, 13'9" lounge opening into a conservatory and a family bathroom. To the front is a low maintenance front garden offering ample off street parking which leads to a garage. Conveniently located within half a mile of Frintons mainline railway station, 'Greensward' & Seafront an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured part glazed entrance door leading to:-

Hallway

Built in double storage cupboard. Loft access. Radiator. Door to:-

Bedroom One

14' x 11'5"

Radiator. Double glazed Georgian style bay window to front.

Bedroom Two

11'1" x 9'

Radiator. Double glazed Georgian style bay window to front. Pocket sliding door leading to:-

En-Suite

Suite comprises low level w/c. Pedestal wash hand basin. Built in shower cubicle with bi-folding door and wall mounted electric shower. Fully tiled walls. Wall mounted electric Dimplex heater. Extractor fan.

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls. Radiator. Obscured double glazed window to side.

Lounge

13'9" x 11'5"

Fitted fireplace with stone hearth and inset fire. Radiator. Double glazed French doors giving access to:-

Conservatory

11' x 9'

Polycarbonate roof. Wood laminate flooring. Double glazed windows to rear and side aspects. Double glazed French doors giving access to rear. Door to:-

Kitchen/Diner

19'5" x 14'6" max

Kitchen Area

14'6" x 9'9"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset four ring electric hob with built in oven under and extractor hood above. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for undercounter fridge. Plumbing for washing machine. Corner display shelving. Part tiled walls. Double glazed window to side. Radiator. Open plan to:-

Dining Area

12'1" x 8'

Radiator. Double glazed window to rear. Double glazed window and door to conservatory. Door to:-

Utility Room

8' x 4'

Double glazed window to rear. Obscured part glazed door giving access to side.

Outside - Rear

45' approx

West facing. Majority laid to lawn. Beds stocking shrubs and trees. Wooden shed to remain. Timber constructed Summer House to remain. Enclosed by panelled fencing. Outside tap. Access to front side gate. Private access door to garage.



Outside - Front

Low maintenance, mainly shingled. Array of beds and bushes.
Ample off street parking. Garage with an up and over door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £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

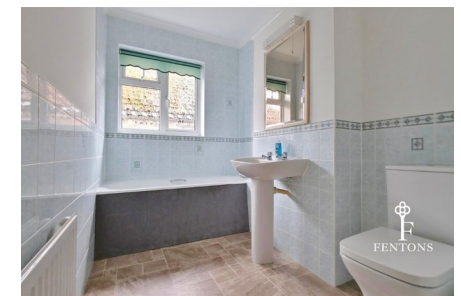
Correct Information Please Visit:

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

Non Standard Property Features To Note: N/A

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.



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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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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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Call us on

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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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