

NEWPORT WAY, FRINTON-ON-SEA, ESSEX, CO13 0BW

Price

£249,500

FREEHOLD

- Two Bedrooms
- Quiet, Sought After Location
 - 14' Lounge/Diner
- Modern White Bathroom Suite
- Some Modernisation Required
 - Secluded Rear Garden
- Close To Amenities & Seafront
 - Off Street Parking
 - No Onward Chain
- EPC Rating D / Council Tax Band C



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Located just outside the 'Gates' of Frinton-on-Sea in a quiet, sought after location, Fentons Estate Agents have the pleasure in offering for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. Being offered with NO ONWARD CHAIN, this well-proportioned property offers a 14' lounge/diner, modern fitted bathroom suite, 14' master bedroom and a secluded rear garden. Perfectly located within easy reach of the Seafront and the town centre with its array shopping amenities an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Hallway

Built in storage cupboard. Loft access. Radiator. Doors to:

Lounge

14' x 10'5"

Ornamental tiled feature fireplace. Radiator. Sealed unit double glazed bay window to front.

Bedroom One

14' x 10'

Radiator. Sealed unit single glazed window to side.

Bedroom Two

10'4" x 9'3"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprising of low level W/C. Pedestal wash hand. Panelled bath with shower attachment and fitted glass bi-folding shower screen. Built in airing cupboard with fitted shelving. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.

Kitchen

10'5" x 10'

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Space for fridge freezer. Plumbing for automatic washing machine and dishwasher. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Radiator. Sealed unit double glazed window to side. Single glazed window to rear. Obscured sealed unit double glazed door to side.

Outside - Rear

Part laid to lawn. Beds well stocked with flowers, shrubs and bushes. Enclosed by panel fencing. Hard standing area providing base for either shed or workshop. Open access to side with gate giving access to front.

Outside - Front

Majority laid to lawn. Beds stocking shrubs and bushes. Hard standing area providing off street parking. Concrete pathway leading to entrance door.

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.

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.

REFERRAL FEES

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

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:



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<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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GROUND FLOOR



NEWPORT WAY 21

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	58	
(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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