





GARDEN ROAD, FRINTON HOMELANDS, ESSEX, CO14 8SJ

Price

£275,000

FREEHOLD

- Two Bedrooms
- Sought After 'Frinton Homelands' Development
- Two Reception Rooms
- Modern Fitted Shower Room
- 15' x 7'9" Conservatory Overlooking Rear Garden
- Garage & Off Street Parking
- Close To The 'Triangle' Shopping Centre
- Close To Bus Routes Connecting Local Area
- Must Be Viewed
- EPC Rating TBC/ Council Tax Band - C

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Perfectly located within easy reach of the 'Triangle' shopping centre, Fentons Estate Agents have the pleasure in offering for sale this remodelled, well presented TWO BEDROOM DETACHED BUNGALOW. The property offers two reception rooms, modern fitted shower room and a 18'2" lounge opening into a conservatory over looking the rear garden. There is a secluded rear garden with an under cover seating area and to the front is a low maintenance garden with off street parking leading to a garage. Situated within one and half miles of Frintons town centre, the seafront and within easy reach of bus routes, an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Double glazed entrance door leading to:-

Entrance Porch
Double glazed full length windows to front and side aspects. Obscured double glazed entrance door leading to:-

Hallway
Built in double length storage cupboard with over head storage. Further built in airing cupboard with over head storage. Radiator. Double glazed door giving access to rear. Door to:-

Kitchen
8'9" x 8'7"
Fitted with a range of modern matching fronted units. Speckled rolled edge worksurfaces. Inset one and a half bowl sink drainer unit with mixer tap. Space for cooker. Space for undercounter fridge. Enclosed wall mounted boiler providing heat and hot water throughout. Built in storage cupboard. Fully tiled walls. Double glazed window to side. Open plan leading to:-

Dining Area
9'3" x 9'
Fitted modern floor standing cupboard with speckled rolled edge worksurface and corner display shelving. Radiator. Double glazed window to side. Door to:-

Inner Hall
Doors leading to:-

Bedroom One
10'4" x 9'
Double glazed window to front.

Bedroom Two
10' x 8'10"
Radiator. Double glazed window to front.

Shower Room
White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated shower and separate attachment. Upvc panelled walls. Part tiled walls. Loft access. Radiator. Obscured double glazed window to side.

Lounge
18'2" x 11'4"
Radiator. Double glazed window to rear. Double glazed French doors giving access to:-

Conservatory
15' x 7'9"
Polycarbonate roof. Upvc construction. Double glazed windows to side and rear aspects. Double glazed doors giving access to:-

Outside - Rear
Part patio under a gazebo. Part laid to lawn. Borders well stocked with array of shrubs and bushes. Two storage containers to remain. Enclosed by panelled fencing. Gate giving access to front.

Outside - Front
Low maintenance. Majority shingled. Array of bushes. Hardstanding area providing off street parking leading to garage with an electric roller door. Private access door leading to garage with power and lighting connected and plumbing for washing machine.

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.

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











GARDEN ROAD, FRINTON HOMELANDS, ESSEX, CO14 8SJ



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

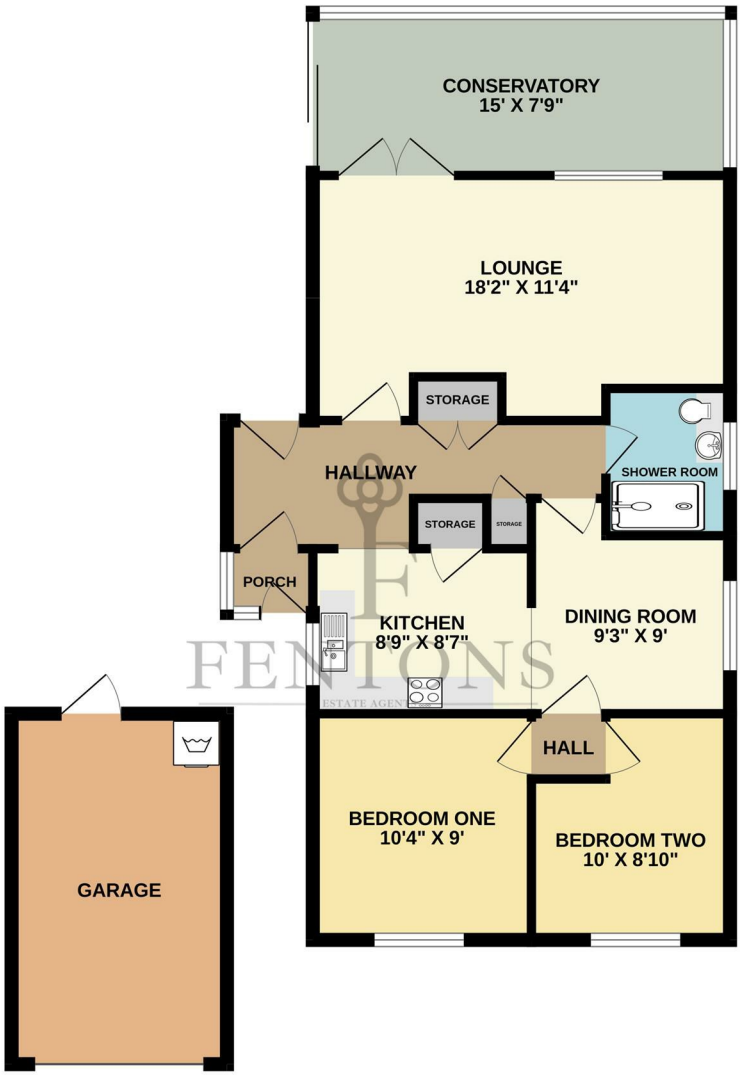






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GROUND FLOOR



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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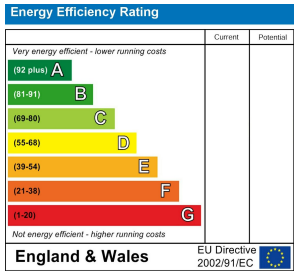
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Council Tax Band

C





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