

# WALDEN WAY, FRINTON-ON-SEA, ESSEX, CO13 0BJ

Price

**£260,000**

FREEHOLD

- Two Bedrooms
- Conservatory
- Large South East Facing Garden
  - Modernisation Required
- Garage & Off Road Parking
- Bathroom & Separate WC
  - Sought After Location
    - Frinton-on-Sea
  - Council Tax Band - C
  - EPC Rating - D



**FENTONS**  
ESTATE AGENTS



Situated in this sought after non estate position, just outside the Frinton 'Gates', Fentons are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is in need of modernisation and is conveniently located within half mile of Frinton's town centre with shopping amenities in Connaught Avenue, mainline railway station with links to London Liverpool Street and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Hardwood door leading to:

#### Entrance Porch

Sealed unit double glazed windows to side and front. Obscured sealed unit double glazed door leading to:

#### Hallway

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

#### Bedroom One

12'4" x 10'3"

Radiator. Sealed unit double glazed bay window to front.

#### Bedroom Two

10'3" x 9'10"

Radiator. Sealed unit double glazed window to front.

#### Separate WC

Low level WC. Wash hand basin. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.

#### Bathroom

Pedestal wash hand basin. Enclosed panelled bath. Built in airing cupboard. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.

#### Kitchen

10'4" x 9'10"

Fitted with a range of matching fronted units. Roller edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Fully tiled walls. Plumbing for washing machine. Space for fridge/freezer. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to side leading to rear garden.

#### Lounge

13'11" x 12'3"

Sealed unit double glazed ceiling window with further velux window above. Radiator. Sealed unit double glazed sliding patio door leading to:

#### Conservatory

16'5" x 9'5"

Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:

#### Outside - Rear

South East Facing. Part concrete and paving. Remainder laid to lawn. Beds stocked with an array of flowers, trees, shrubs and bushes. Private access and up and over

door to garage. Access to front via side gate. Outside tap. Enclosed by panelled fencing.

#### Outside - Front

Hard standing concrete area providing off street parking. Remains laid to an array of shrubs, bushes and trees.

#### 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





  
FENTONS

17 WALDEN WAY, FRINTON-ON-SEA, ESSEX, CO13 0BJ





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

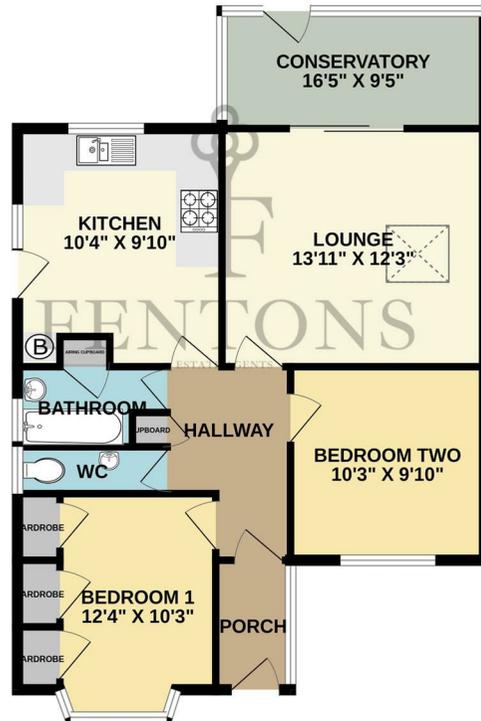
You will find a list of any/all referral fees we may receive on our website

#### 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



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**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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