

WALTON ROAD, FRINTON-ON-SEA, ESSEX, CO14 8NF

Price

£275,000

FREEHOLD

- Two Double Bedrooms
- Sought After Non-Estate Position 200 Metres From Seafront
- Modern Fitted Kitchen With Integrated Appliances
- Modern Fitted Wet Room
- Lounge With 'French' Doors To Rear Garden
- 40' Low Maintenance Rear Garden
- No Onward Chain
- Off Street Parking & Garage
- EPC Rating C
- Council Tax Band - C



FENTONS
ESTATE AGENTS



Having undergone a programme of modernisation and located within 200 metres of the SEAFRONT, Fentons Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts a modern fitted kitchen, spacious wet room, lounge to the rear with doors opening onto a low maintenance 40' rear garden. In addition there is ample off street parking to the front leading onto a detached garage. The sought after non-estate location is perfect for ease of access to the seafront and with Frinton and Waltons town centre located with one and half miles away an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Hallway

Wood laminate flooring. Loft access with pull down ladder. Built in airing cupboard housing wall mounted combination boiler providing heating and hot water throughout. Radiator. Doors to:

Master Bedroom

16'10" x 11'

Wood laminate flooring. Radiator. Sealed unit double glazed window to front with fitted blinds.

Bedroom Two

13'7" x 8'1"

Wood laminate flooring. Radiator. Sealed unit double glazed window to front with fitted blinds.

Wet Room

Pedestal wash hand basin. 'Geberit' low level W/C. Wall mounted electric shower. Fitted hand rails. Soak away. Heated towel rail. Part tiled walls. Fitted extractor fan. Two obscured sealed unit double glazed window to side.

Lounge

14'9" x 11'

Wood laminate flooring. Radiator. Sealed unit double glazed 'French' style doors with picture length windows to rear.

Kitchen

11'10" x 10'2"

Fitted with a range of high gloss fronted units. Bevelled edge wood effect work surfaces. Inset four ring gas hob with fitted extractor fan above. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Built in eye level oven and microwave. Integrated dishwasher. Integrated fridge/freezer. Plumbing for automatic washing machine. Further selection of matching units at both eye and floor level. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear.

Outside - Rear

40'

Low maintenance. Part patio area. Outside tap. Private access door to garage with power and lighting connected. Access to front via double gate

Outside - Front

Majority laid to lawn. Mature tree. Hard standing area providing off street parking. Pathway leading to entrance door under a storm porch.

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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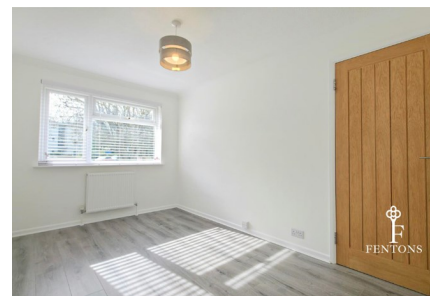
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AML

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.

Material Information - Freehold Property

Tenure: Freehold



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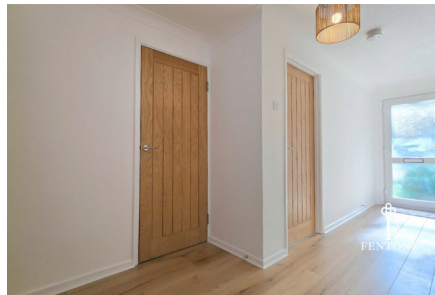


Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

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>

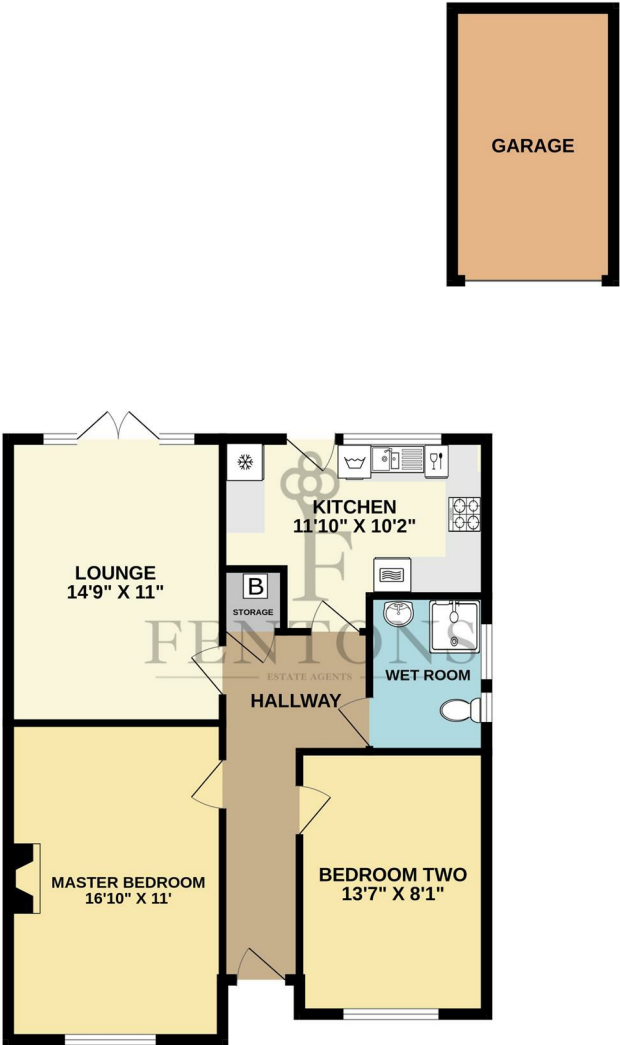
Non Standard Property Features To Note: N/A



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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		
(55-68) D		
(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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