



BLAKE &
THICKBROOM



Holmbrook Way, Frinton on Sea CO13 9LN

Chain Free

£375,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

An exceptional opportunity to acquire a two-bedroom detached bungalow, prominently situated within the coveted Frinton Gates. This property holds immense potential for enhancement and value creation, offered to the market with no onward chain.

Step inside to discover an expansive 23'3" 'L' shaped Lounge Diner, providing a versatile and generous space for both relaxation and entertaining. The well-proportioned 10'10" Kitchen offers a functional area ready for customisation. The home features two comfortable double bedrooms, each measuring 12'0" x 12'0" and 11'0" x 10'0" respectively, ensuring ample personal space. A family bathroom, complete with a white suite, serves the household.

Additional benefits include a gas heating system (not tested) and double glazing throughout, contributing to comfort. Externally, the property boasts a substantial rear garden, extending in excess of 60 feet, offering a private outdoor sanctuary perfect for gardening enthusiasts or al fresco dining.

Located within the prestigious Frinton Gates, this bungalow provides convenient access to local amenities, including shops, eateries, and the beautiful Frinton-on-Sea coastline. This is an ideal offering for those seeking to invest in a desirable location and create a bespoke living environment.

Viewings are highly recommended to fully appreciate the potential and lifestyle offered by this unique home.

Lounge Diner - 7.09m x 5.69m (23'3" x 18'8") L Shaped

Kitchen - 3.3m x 3.15m (10'10" x 10'4")

Bedroom One - 3.66m x 3.66m (12'0" x 12'0")

Bedroom Two - 3.35m x 3.05m (11'0" x 10'0")

Bathroom - 2.01m x 1.65m (6'7" x 5'5") White Suite

Garden - In excess of 60'

Property Type: Detached Bungalow

- Two Double Bedrooms
- 23'3 'L' Shaped Lounge Diner
- 10'10 Kitchen
- Gas Heating System (Not Tested)
- Double Glazing
- 60' plus Rear Garden
- No Onward Chain
- Inside Frinton Gates
- Opportunity To Improve And Add Value
- Sole Agents

Material information for this property:

Tenure is assumed to be Freehold.

Council Tax Band: D.

EPC Rating: C.

Services connected:

Electricity - Mains supply.

Gas - Heating system (not tested).

Water - Mains supply.

Sewerage type - Mains supply.

Telephone and Broadband coverage - Prospective purchasers should be directed to Checker.ofcom.org.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None.

Non-standard property features to note - None.



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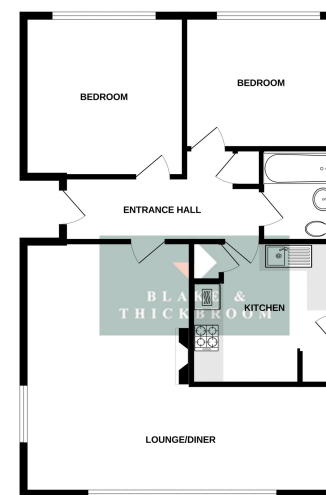
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GROUND FLOOR



HOLMBROOK WAY, FRINTON-ON-SEA, ESSEX, CO13 9LN

While every attempt has been made to ensure the accuracy of the floorplan provided here, measurements of rooms, corridors, closets and any other areas are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for general guidance only and should be used as a guide to the general impression of the property. The actual layout of the property may vary from the floorplan and no guarantee is given as to their accuracy or otherwise. The plan is for general guidance only and should be used as a guide to the general impression of the property. The actual layout of the property may vary from the floorplan and no guarantee is given as to their accuracy or otherwise. The plan is for general guidance only and should be used as a guide to the general impression of the property. The actual layout of the property may vary from the floorplan and no guarantee is given as to their accuracy or otherwise.