

AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG

Price

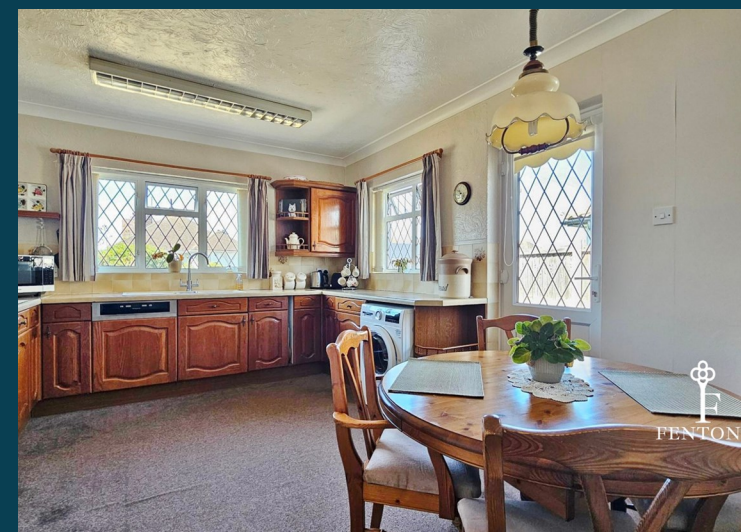
£450,000

FREEHOLD

- Two Double Bedrooms
- Character Property
- Large & Secluded Rear Garden
- Inside Frinton Gates
- Garage & Ample Off Street Parking
- Close to Seafrost
- Gas Central Heating
- Character Features
- No Onward Chain
- Council Tax Band - E / EPC Rating - TBC



FENTONS
ESTATE AGENTS



*** NO ONWARD CHAIN *** Occupying a sought after coastal location in the ever popular town of Frinton-on-Sea, Fentons are delighted to bring to market this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers generous accommodation and includes a garage and ample off street parking, bathroom and separate WC and led light windows throughout showing its original character features. Audley Way is located within a stones throw away from Frinton seafront and approximately within a mile from Connaught Avenue and Frinton-on-Sea railway station. The bungalow requires modernisation throughout but has potential to be extended S.T.P.P.

Accommodation comprises of approximate room sizes:

Character wooden door leading to:-

Porch

Obscured hardwood door leading to:-

Entrance Hall

Built in storage cupboard. Loft access with pull down ladder, light and partial boarding. Radiator. Doors to all rooms. Door to:-

Lounge

18'10" x 13'11"

Brick fireplace with inset gas fire. Radiator. Double glazed leadlight windows to side and front aspects.

Kitchen

14'8" x 11'3"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl ceramic sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric double oven. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Integrated dishwasher and fridge. Built in storage cupboard housing boiler providing heat and hot water throughout. Part tiled walls. Radiator. Double glazed leadlight windows to front and side aspects. Double glazed leadlight door to side leading to rear garden.

Bathroom

Vanity wash hand basin with mixer tap and cupboards and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Built in airing cupboard housing hot water cylinder. Fully tiled walls. Wood effect vinyl flooring. Wall mounted heated towel rail. Obscured double glazed leadlight window to side.

Separate W/C

Low level w/c. Wood effect vinyl flooring. Radiator. Obscured double glazed leadlight window to side.

Bedroom One

13'8" x 12'11"

Range of fitted wardrobes and chest of drawers. Wall lights. Radiator. Double glazed leadlight window to rear.

Bedroom Two

12'11" x 11'5"

Radiator. Double glazed leadlight window to side. Double glazed leadlight French doors leading to:-

Outside - Rear

Patio area. Remainder laid to lawn. Pathway leading to summer house and shed (to remain). Additional patio area. Beds stocked with array of trees, shrubs and bushes.

Access to front via both sides. Private access door to garage. Enclosed by panelled fencing.

Outside - Front

Driveway and shingled area providing off street parking leading to carport and garage with double doors. Remainder laid to lawn. Beds stocked with shrubs.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

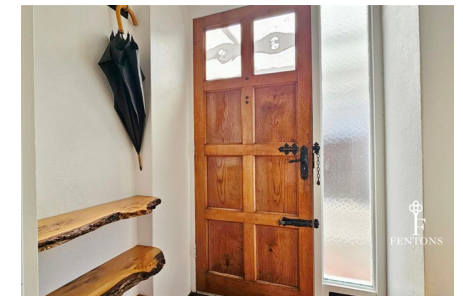
(Sewerage Type): Mains Drainage

(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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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

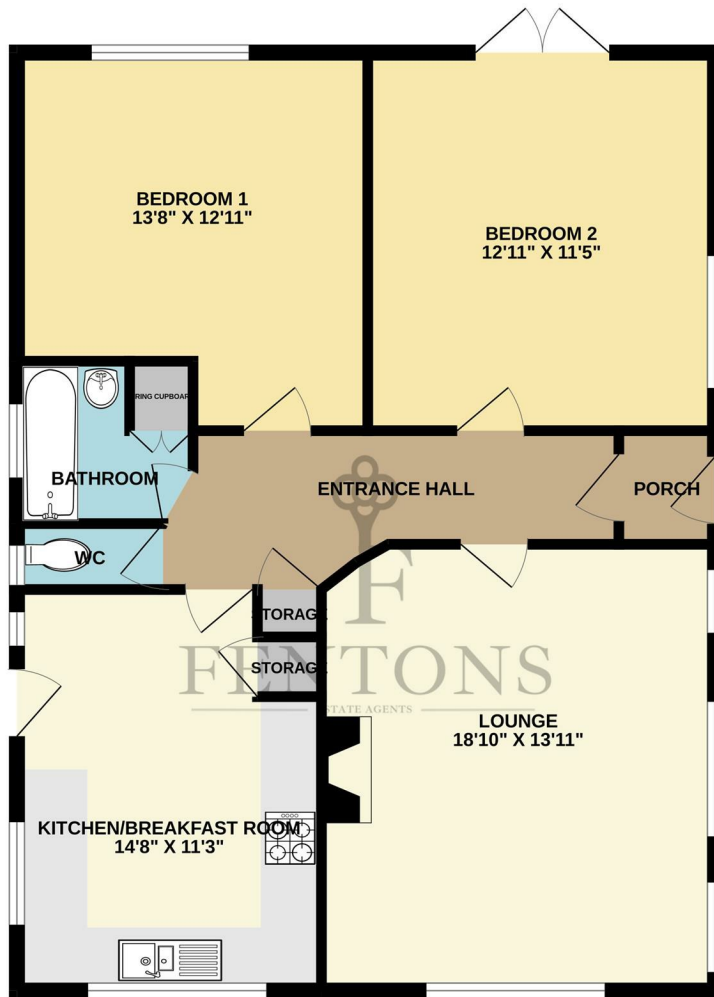
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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GROUND FLOOR



AUDLEY WAY

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

E



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		
(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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