

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

Price

**£275,000**

**FREEHOLD**

- Two Bedrooms
- Sought After Location Just Outside The 'Gates'
- 16' x 11'5" Lounge Leading Into Conservatory
  - White Suite Shower Room
  - Newly Updated Electrics
- 60' South Facing Rear Garden
  - No Onward Chain
- Detached Garage & Off Street Parking
  - EPC Rating - D
  - Council Tax Band - C



**FENTONS**  
ESTATE AGENTS



Perfectly located just outside the Frinton 'Gates' within easy reach of the local shopping amenities in Frinton's town centre and the mainline railway station, Fentons Estate Agents have the pleasure in offering for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts a 16' lounge, 11' conservatory leading onto a 60' south facing garden, a white suite shower room and a detached garage with off street parking to the front. It is in the valuers opinion that an early viewing is highly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

#### Hallway

Built in storage cupboard housing fuse board. Loft access. Radiator. Doors to:

#### Master Bedroom

11'5" x 11'5"

Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

10'9" x 8'

Radiator. Sealed unit double glazed bay window to front.

#### Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted electric shower. Built in storage cupboard with fitted shelving. Fully tiled walls. Radiator. Wall mounted electric heater. Fitted extractor fan. Obscured sealed unit double glazed window to side.

#### Kitchen

10'10" x 8'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and half stainless steel bowl sink drainer unit with mixer tap. Further selection of

matching units at both eye and floor level. Glass display cupboard. Space for cooker. Space for fridge. Plumbing for automatic washing machine. Part tiled walls. Wood laminate flooring. Radiator. Obscured sealed unit double glazed window to side and rear. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.

#### Lounge

16' x 11'5"

Ornamental feature fireplace. Radiator. Two double glazed windows to conservatory. Double glazed 'French' style doors giving access to:

#### Conservatory

11' x 8'

Part brick base. Poly-carbonated roof. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors to rear.

#### Outside - Rear

60'

South facing. Part patio area. Majority laid to lawn. Part shingled borders. An array of shrubs. Further raised patio area leading onto a wood decked bar/seating area. Door leading to a 11'2" x 7'2" games room. Enclosed by part panel fencing. Private access door to detached garage. Outside tap. Open access to side with gate leading to front.

### Outside - Front

Hard standing low maintenance with part beds. Hard standing area providing off street parking.

### 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.

### 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.

### REFERRAL FEES

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

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council



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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>

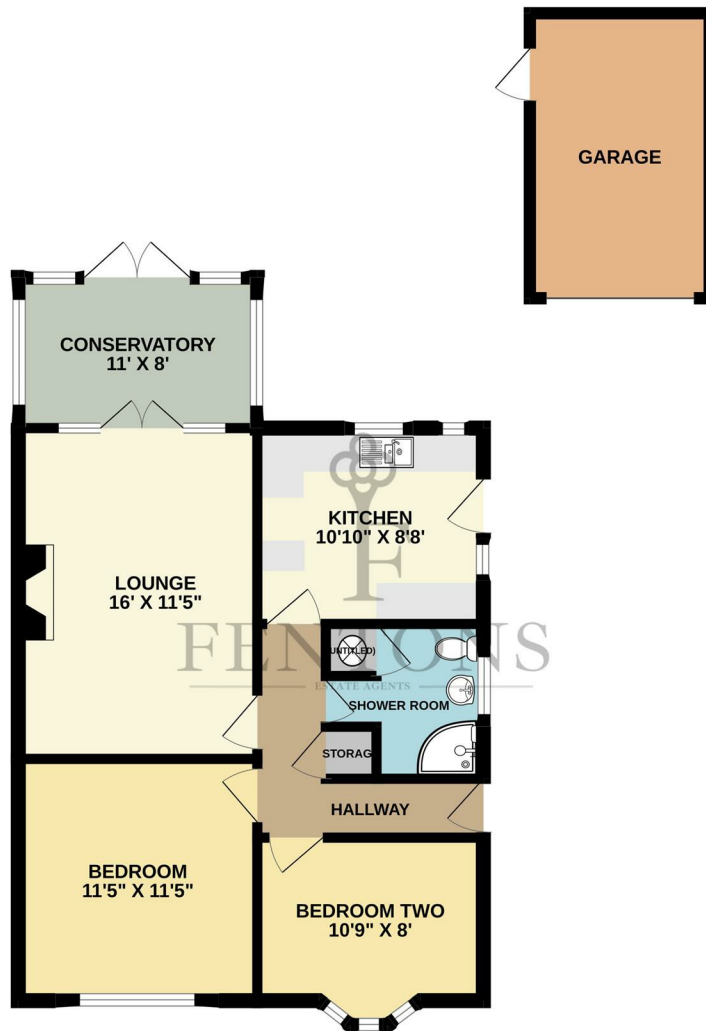
Non Standard Property Features To Note: N/A



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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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**Council Tax Band**

**C**



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

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