

# POPLAR WAY, FRINTON-ON-SEA, ESSEX, CO13 0QX

Price

**£295,000**

FREEHOLD

- Three Bedrooms
- Large Lounge/Diner
- Secluded South Facing Garden
  - Scope To Modernise
- Garage & Off Road Parking
- Potential to Extend S.T.P.P.
  - No Onward Chain
  - Close to Amenities
  - Cul-De-Sac Position
- Council Tax Band - C / EPC Rating - E



**FENTONS**  
ESTATE AGENTS



Located in a quiet cul de-sac in Kirby Cross and being offered with NO ONWARD CHAIN, Fentons are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property benefits from a SOUTH FACING garden and provides an excellent opportunity for buyers looking to modernise and add value. The property offers well proportioned accommodation throughout which consists of a large lounge/diner, fitted kitchen and three good sized bedrooms. Poplar Way is conveniently situated within easy reach of Kirby Cross railway station, local amenities and shops, with the seafront and town centre at Frinton-on-Sea approximately one miles away.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

#### Hallway

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Doors to:

#### Bedroom One

13'9" x 11';

Wall lights. Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

11' x 8'5"

Radiator. Sealed unit double glazed window to front.

#### Kitchen

10'5" x 8'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler providing heating and hot water throughout. Fully tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.

#### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.

#### Bedroom Three

11'9" x 8'7"

Radiator. Sealed unit double glazed window to rear.

#### Lounge/Diner

15'1" x 13'6"

Radiator. Sealed unit double glazed sliding patio door leading to:

#### Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs and bushes. Access to front via both side gates. Enclosed by panelled fencing.

#### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Beds stocked with shrubs and bushes.

**Material Information - Freehold Property**

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £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

**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.



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## REFERRAL FEES

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

### Disclaimer - Wide Angle Lens Etc

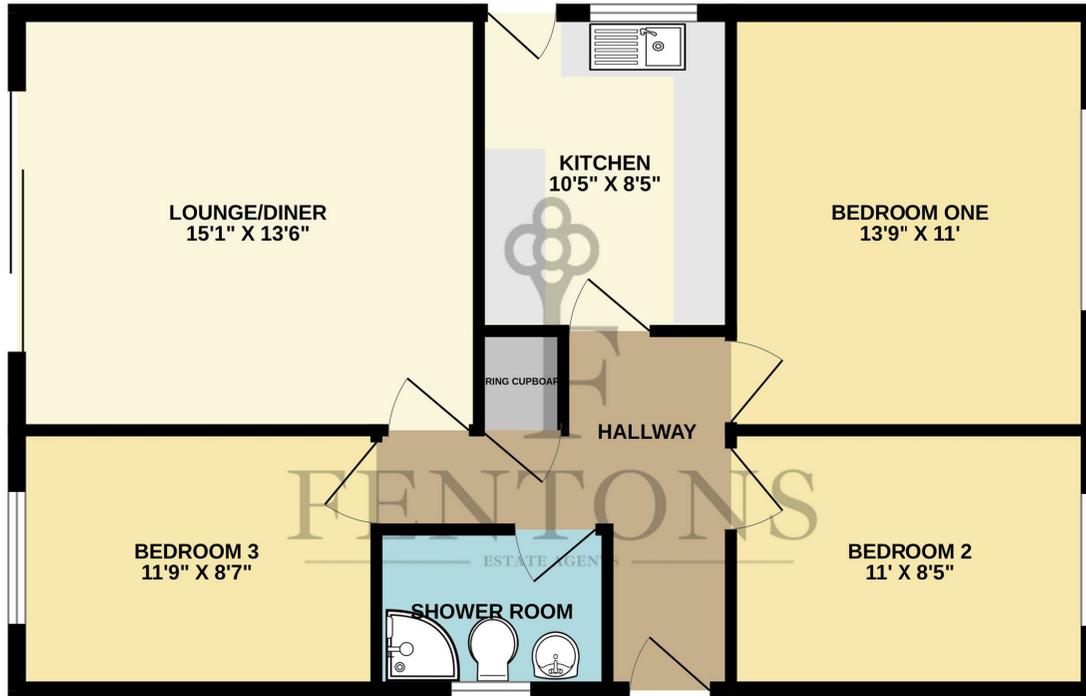
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GROUND FLOOR



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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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**C**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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