WAVRING AVENUE, FRINTON-ON-SEA, ESSEX, CO13 0TU

Price

£255,000

FREEHOLD

- Two Double Bedrooms
- Sought After 'Frietuna' Development
- Secluded South Facing Rear Garden
- 17'5" Lounge/Dining Room
- 9'3" UPVC Conservatory To Rear
- Close To 'Triangle' Shopping Centre
- Off Street Parking & Detached Garage
- Must Be Viewed
- Council Tax Band - C
- EPC Rating C

2 1 1

FENTONS
ESTATE AGENTS

Located on the popular 'Frietuna' development and offering a SOUTH FACING rear garden, Fentons Estate Agents have the pleasure in offering for sale this well presented, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property boasts a 17'10" lounge/diner, UPVC conservatory leading out onto a secluded rear garden which has direct access into the detached garage. Conveniently located approximately half a mile from the 'Triangle' shopping centre and one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street.

Accommodation comprises of approximate room sizes

Entrance Hall

Built in storage cupboard. Wood laminate flooring. Radiator. Door to:-

Kitchen

10'2" x 7'3"

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Space for cooker. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Wal mounted boiler. Part tiled walls. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door giving access to side.

Lounge/Diner

17'5" x 10'6"

Wood laminate flooring. Radiator. Sealed unit double glazed window to front. Door leading to:-

Inner Hall

Wood laminate flooring. Loft access. Built in airing cupboard housing hot water cylinder. Door to:-

Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and overhead rainfall shower. Fitted glass shower screen. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom One

11'10" x 9'

Wood laminate flooring. Radiator. Sealed unit double glazed door giving access to:-

Conservatory

9'3" x 7'7"

UPVC construction. Poly-carbonate roof. Tiled flooring. Sealed unit double glazed windows to side aspect. Sealed unit double glazed patio doors giving access to rear.

Bedroom Two

8'10" x 8'9"

Radiator. Sealed unit double glazed window to rear.

Outside - Rear

Part patio area. Part laid to lawn. Further shingled area providing entertaining seated area. Borders wells stocked with shrubs and bushes. Enclosed by panel fencing. Obscured sealed unit double glazed door giving access to garage. Gate leading to front.

Outside - Front

Part laid to lawn. Concrete steps leading to entrance door. Hardstanding 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

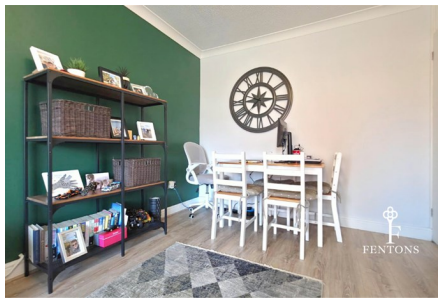
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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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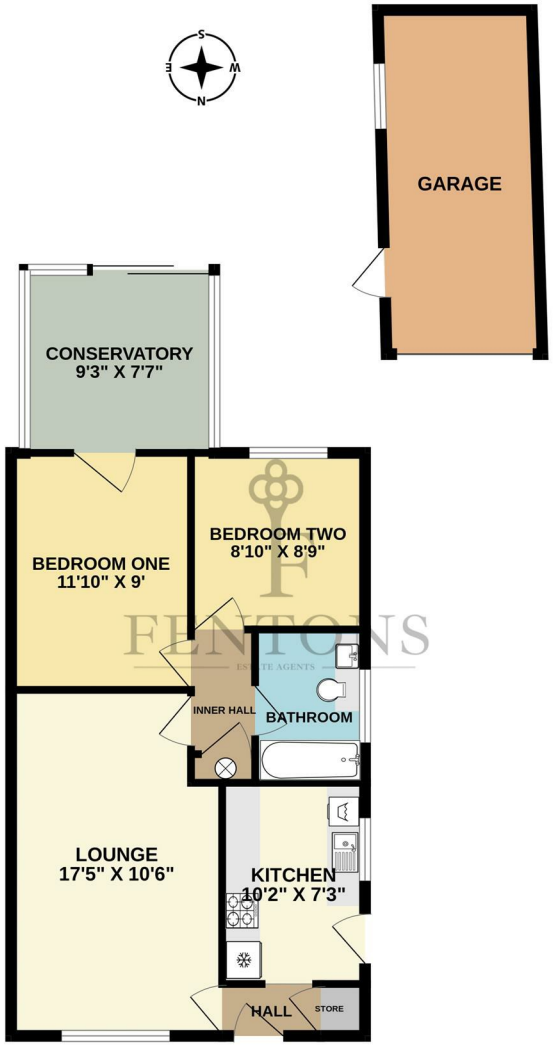
Council Tax Band: C
Payable 2025/2026 £1,970.52 Per Annum

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

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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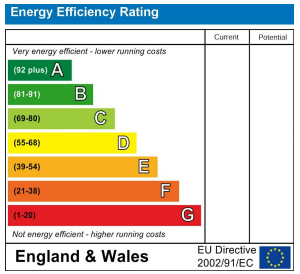
Council Tax Band

C



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