OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BZ

Price

£375,000

FREEHOLD

- Four Bedrooms
- Modernisation Required
- Two Reception Rooms
- Sought After Location
- Garage & Parking
- No Onward Chain
- Close to Amenities, Seafront & Railway Station
- Council Tax Band - D
- EPC Rating - E

4 1 2 E

FENTONS
ESTATE AGENTS

Situated within Frinton's highly sought after Gates, Fentons are delighted to offer for sale this charming FOUR BEDROOM DETACHED HOUSE. This property offers spacious living accommodation including two reception rooms, four well proportioned bedrooms, garage and parking and is being featured with NO ONWARD CHAIN. The property requires comprehensive modernisation, presenting an exciting opportunity to create a superb family home tailored to individual tastes. Ideally located within easy walking distance of the town centre's shopping amenities, the seafront, and the mainline railway station, this is a rare opportunity in a prime location. In the valuer's opinion, early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Hallway
Stair flight to first floor. Under stairs storage cupboard. Radiator. Obscured sealed unit double glazed window to front. Doors to:

Cloakroom
Low level WC. Wash hand basin. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to side.

Lounge
16' x 11'8"
Marble feature surround. Wall lights. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Double doors leading to:

Dining Room
12' x 12'
Serving hatch. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden.

Kitchen
11'3" x 8'
Fitted with a range of matching wooden fronted units. Wooden rolled edge work surfaces. Inset double sink. Space for cooker. Further selection of matching units at eye level. Part tiled walls. Vinyl flooring. Floor mounted boiler providing heating and hot water throughout. Plumbing for washing machine and dishwasher. Under stairs storage cupboard. Obscured hardwood door to side.

Landing
Loft access. Sealed unit double glazed window to side. Doors to:

Bedroom 1
13' x 12'
Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.

Bedroom 2
12' x 8'
Radiator. Sealed unit double glazed window to rear.

Bedroom 3
11'4" x 8'
Radiator. Sealed unit double glazed window to side and rear.

Bedroom 4
9'10" x 7'3"
Radiator. Sealed unit double glazed window to side.

Bathroom
Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Built in storage cupboard. Obscured sealed unit double glazed window to front.

Outside - Rear
Part paved area. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Access to front via both sides. Enclosed by panelled fencing.

Outside - Front
Part paved with pathway leading to entrance door. Remainder laid to lawn. Enclosed by trees and hedges.

Agents Note

The property has recently suffered with heave from an Oak tree that has been removed and all remedial works have been completed via an independent insurance company.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 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.

REFERRAL FEES

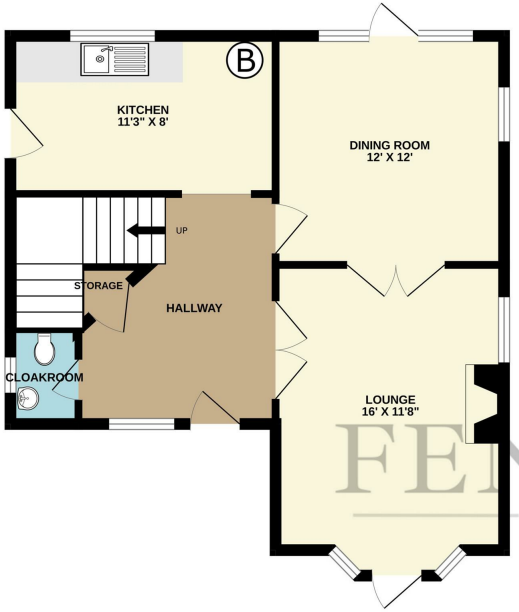
You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

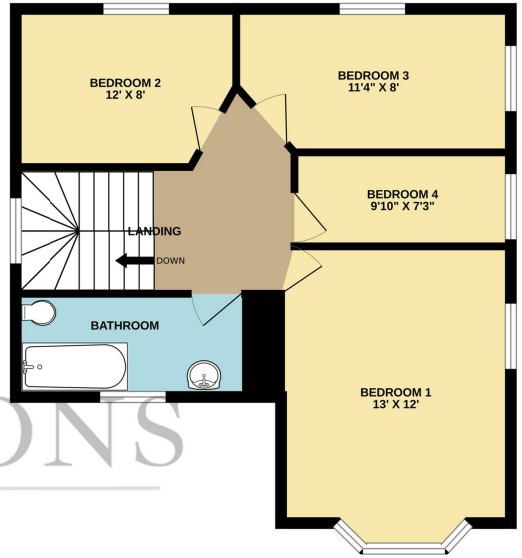
32 OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BZ

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.

GROUND FLOOR



1ST 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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Call us on

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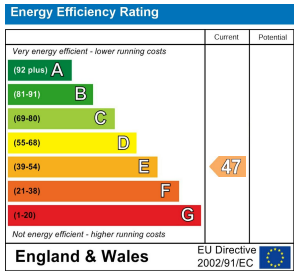
Council Tax Band

D



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