

# GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AL

Price

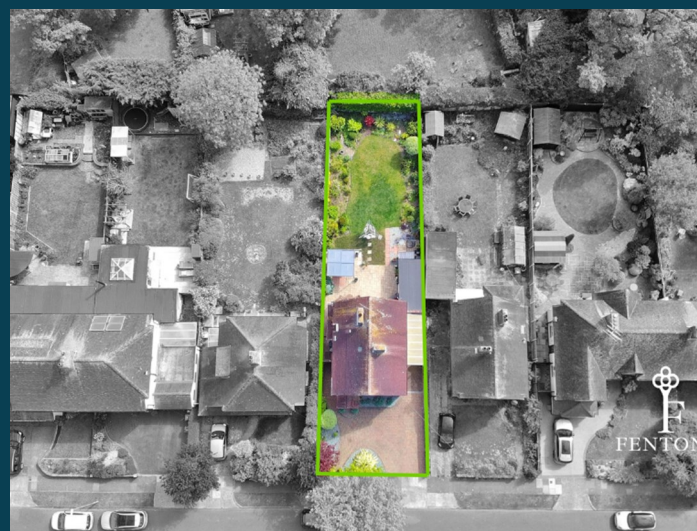
£575,000

FREEHOLD

- Three Bedrooms
- Two Reception Rooms
- South Facing Garden
- Ground Floor WC & First Floor Four Piece Bathroom
- Character Property
- Garage & Ample Off Street Parking
- Sought After Road Inside 'Frinton Gates'
- Potential For En-Suite to Bedroom One
- Council Tax Band - D
- EPC Rating - D



FENTONS  
ESTATE AGENTS



Situated within the sought after 'Frinton Gates' and conveniently located to close to Connaught Avenue, seafront and Frinton's Greensward, Fentons are delighted to bring to market this CHARACTER, THREE BEDROOM DETACHED HOUSE. The property offers spacious accommodation throughout including a lounge, dining area, modern kitchen, ground floor cloakroom, and family bathroom. Further benefits include a garage, off road parking, and a well maintained SOUTH FACING garden. Greenway is ideally positioned within the catchment area for both Frinton Primary School and Tendring Technology College.

Accommodation comprises of approximate room sizes:

Sealed unit double glazed door leading to:

#### Porch

Tiled flooring. Sealed unit double glazed windows to all aspects. Obscured hardwood door leading to:

#### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Obscured and clear sealed unit double glazed windows to side. Doors to:

#### WC

Low level WC. Wash hand basin with mixer tap. Tiled splashback. Laminate flooring. Spotlight. Obscured sealed unit double glazed window to side.

#### Dining Room

13'10" x 11'4"

Laminate flooring. Spotlights and wall lights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to kitchen. Double open access to:

#### Lounge

12'11" x 12'5"

Radiator. Sealed unit double glazed window to front and side.

#### Kitchen

10'2" x 9'10"

Modern kitchen fitted with a range of matching fronted units. Composite hard edge work

surfaces. Inset one and a half stainless bowl sink and composite drainer. Inset five ring gas hob with extractor hood above. Built in eye level electric oven and microwave. Further selection of units both at eye and floor level. Toughened glass splashback. Laminate flooring. Integrated dishwasher and washing machine. Space for American style fridge/freezer. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door to side.

#### Landing

Loft access with pull down ladder housing combination boiler providing heating and hot water throughout. Sealed unit double glazed window to side. Doors to:

#### Bedroom One

13'11" x 12'7"

Fitted wardrobes. Built in storage cupboard. Vanity wash hand basin with mixer tap and cupboards under. Wall lights. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Two

13'4" into dr x 12'11"

Fitted wardrobes. Spotlights. Radiator. Sealed unit double glazed window to front.

#### Bedroom Three

8'10" x 7'10"

LVT flooring. Radiator. Sealed unit double glazed window to front.

#### Bathroom

Four piece suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower hose attachment. Enclosed shower cubicle with rainfall shower and Aqualisa thermostatic controls. Part tiled walls. Tiled flooring. Built in airing cupboard with integral shelving. Spotlights. Extractor fan. Wall mounted heated towel rail and column radiator. Obscured sealed unit double glazed window to side and rear.

#### Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds stocked with range of flowers, trees and shrubs. Shed to remain. Pergola to remain. Private access door to garage with power and light connected. Outside tap and lighting. Access to front via side gate. Enclosed by panelled fencing.

#### Outside - Front

Block paved driveway providing ample off street parking leading to garage with an up and over door. Block paved pathway leading to entrance door. Remainder laid to slate beds with an array of trees and shrubs.

#### 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



FENTONS



23 GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AL





F  
FENTONS

23 GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AL





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

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.



23 GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AL



Call us on

01255 779810

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

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

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.  
Made with Metropix ©2026