

OAKWOOD CLOSE, FRINTON-ON-SEA, ESSEX, CO13 0RE

Guide price

£230,000

FREEHOLD

- Two Bedrooms
- UPVC Conservatory
- Secluded Rear Garden
- Garage In Block & Off Street Parking
- Gas Central Heating
- Quiet Cul-De-Sac Position
- Frinton-on-Sea
- Well Presented Throughout
- Council Tax Band - C
- EPC Rating - Exempt



FENTONS
ESTATE AGENTS



**** Guide Price £230,000 - £250,000 **** Located in a well established area within the highly desirable village of Kirby Cross, Fentons are delighted to present this well presented, TWO BEDROOM DETACHED BUNGALOW. The property features a modern shower room, along with a garage and off road parking, and is tucked away in a quiet quiet cul-de-sac setting. Ideally positioned just under a mile from Frinton-on-Sea's town centre, the home offers easy access to a variety of amenities, a mainline railway station, and the attractive seafront. In the valuer's opinion, early viewing is strongly advised to avoid missing out.

Accommodation comprises of approximate room sizes:

Access is via an obscured double glazed entrance door leading into:

Hallway

Laminate flooring. Loft access with a pull down ladder housing the combination boiler which provides heating and hot water throughout. Doors leading to:

Bedroom One

11'4" x 8'8"

Radiator. Double glazed window to front.

Bedroom Two

8'2" x 7'3"

Radiator. Double glazed window to front.

Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Laminate flooring. Spotlights. Extractor fan. Wall mounted electric towel rail. Obscured sealed unit double glazed window to side.

Lounge

12'8" x 11'11"

Radiator. Double glazed windows to rear aspect. Double glazed 'French' style doors leading to conservatory. Door to:

Kitchen

9'1" x 7'3"

Fitted with a range of matching white units and rolled edge work surfaces. Includes a stainless steel sink and drainer Cooker to remain with extractor hood above. Additional wall and base units. Plumbing for a washing machine. Space for a fridge/freezer. Part tiled walls. Vinyl flooring. Radiator. Double glazed window to rear.

Conservatory

12'4" x 9'

Laminate flooring. Double glazed windows to the side and rear, and 'French' style doors leading to:

Outside - Rear

Predominantly paved with additional areas featuring a variety of flowers, shrubs, and bushes. Side gate providing access to the front, outside tap, and enclosed by panel fencing.

Outside - Front

Pathway leading to the entrance, with the remainder laid to slate and complemented by a selection of trees and shrubs. Additional pathway leads to the rear, where there is off road parking and access to the garage via an up and over door.

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.

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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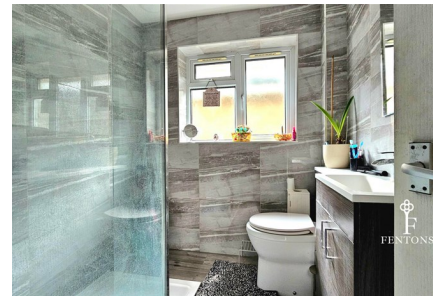


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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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