

WALTON ROAD, FRINTON-ON-SEA, ESSEX, CO13 0AB

Price

£450,000

FREEHOLD

- Three Double Bedrooms
- Ground Floor Bedroom With En-Suite
- 19'7" x 11'1" Kitchen/Dining Room
- Modernised & Beautifully Presented Throughout
- 17'8" x 12'3" Lounge With Doors To Rear & Bay Window To Front
- Four Piece Family Bathroom
 - 75' Rear Garden
 - Ample Off Street Parking
 - No Onward Chain
- EPC Rating D/Council Tax Band - D

 3  2  1  B

FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and located in an established NON-ESTATE position in the sought after coastal town of Frinton-on-Sea, Fentons Estate Agents have the pleasure in offering for sale this beautifully presented THREE DOUBLE BEDROOM DETACHED CHALET. The property offers a stunning high end finish throughout benefitting from a ground floor bedroom with an en-suite, 19'7" fully integrated kitchen/diner, 17'8" lounge with 'French' doors leading out onto a covered patio area giving access into the secluded rear garden. To the first floor there are two good sized bedrooms one with fitted wardrobes and are both served by a four piece modern bathroom suite. The front measures approximately 50' in length and offers ample off street parking. The property is conveniently located close to both primary and secondary schools, shopping facilities in Connaught Avenue, bus routes and Frinton's mainline railway station and seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed composite entrance door with two obscured glazed windows leading to:-

Hallway

Stair flight to first floor. Wood flooring. Radiator. Door to:-

Bedroom

10'2" x 9'5"

Radiator. Sealed unit double glazed window to front. Built in wardrobe. Door to:-

En-Suite

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Built in shower cubicle with wall mounted integrated shower with rainfall, and separate attachments. Tiled splash backs. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.

Kitchen/Diner

19'7" max x 11'1"

Fitted with a range of modern matching units. Square edge marble effect worksurfaces with upstands. Inset four ring induction hob with extractor hood above. Integrated washing machine, dishwasher and fridge/freezer. Centre island with inset ceramic bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in double eye level Bosch ovens. Wood flooring. Radiator. Sealed unit

double glazed window to rear. Sealed unit double glazed French doors giving access to rear.

Lounge

17'8" x 12'3"

Two radiators. Sealed unit double glazed bay window to front. Sealed unit double glazed French doors giving access to rear.

First Floor Landing

Radiator. Doors to all rooms. Door to:-

Bedroom

13'8" x 10'5"

Built in storage cupboard. Radiator. Sealed unit double glazed window to front.

Bedroom

16'3" x 13'7"

Built in wardrobes. Built in storage. Sealed unit double glazed window to front.

Family Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled bath with central taps and shower attachment. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Two obscured sealed unit double glazed windows to rear.

Outside - Rear

Part paved patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and mature bushes. Two wooden storage sheds. Enclosed by panel fencing. Outside lights. Undercover storage area. Access to front via side.

Outside - Front

Large front garden. Part laid to lawn. Shingled driveway providing off street parking for several vehicles. Outside light. Array of flowers, shrubs and bushes.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £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



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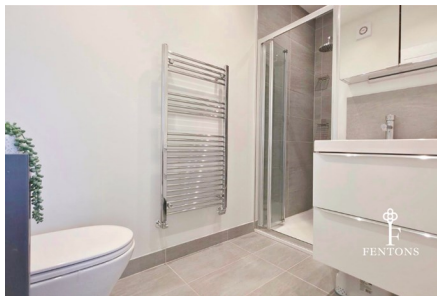
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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



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Call us on

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Council Tax Band

D



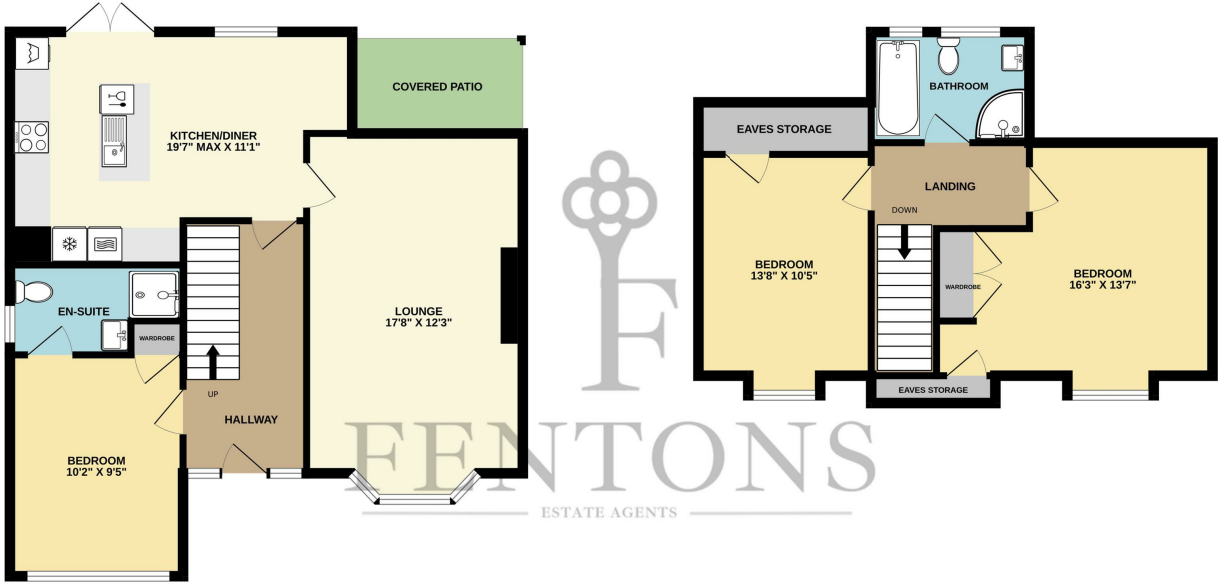
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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