



Walton Road Frinton-On-Sea, CO13 0AQ

Welcome to this charming THREE BEDROOM DETACHED BUNGALOW located just outside the prestigious 'Gates' of Frinton-On-Sea. This delightful property boasts a spacious living space, featuring 18'6" lounge/diner, three bedrooms and a well-appointed bathroom and kitchen. This home offers a perfect blend of modern living and convenience to local shopping amenities. The property's beautifully presented interior is sure to captivate you from the moment you step inside. With NO ONWARD CHAIN, the opportunity to make this bungalow your own is truly enticing. One of the standout features of this property is the south-facing rear garden, providing a sunny retreat where you can relax and unwind. Additionally there is off street parking and a detached garage. This detached bungalow on Walton Road offers a wonderful opportunity to embrace the quintessential British coastal lifestyle.

- Three Bedrooms
- Beautifully presented Throughout
- Modern Fitted Kitchen & Bathroom
- 18'6" Lounge/Diner
- Non-Estate
- Just Outside The Frinton Gates
- Off Street Parking & Detached Garage
- South facing Rear Garden
- No Onward Chain
- EPC Rating D/ Council Tax Band - C



Offers In Excess Of £300,000 Freehold

Hardwood entrance door giving access to:-

Hallway

Loft access. Radiator. Door to:-



Bedroom 1

12'5" x 12'5"

Spotlights. Radiator. Sealed unit double glazed leadlight window to front.



Bedroom 2

12'5" x 12'

Spotlights. Radiator. Sealed unit double glazed leadlight window to front.



Kitchen

12'5" x 10'10"

Modern fitted with a range of eye and base level units. Marble effect rolled edge worksurfaces. Inset four ring electric hob with extractor hood above and built in oven under. Inset stainless steel bowl sink drainer unit with pull out mono tap. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Storage cupboard housing wall mounted combination boiler providing heat and hot water throughout. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed leadlight window to rear. Sealed unit double glazed door giving access to side.



Bedroom 3

7'10" x 6'8"

Radiator. Sealed unit double glazed leadlight window to side.



Bathroom

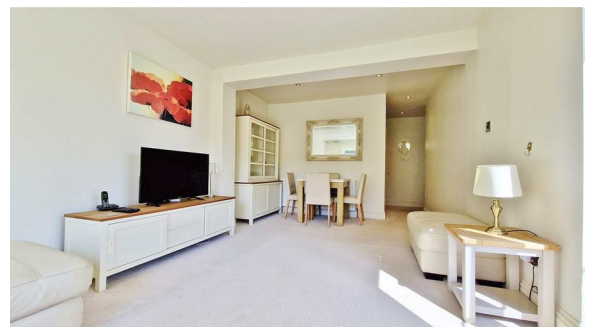
Modern white suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Heated towel rail. Obscured sealed unit double glazed leadlight window to rear.



Lounge/Diner

18'6" x 11'

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



Outside - Rear

South facing. Patio area. Majority laid to lawn. Borders stocked with flowers, shrubs and bushes. Private access door to garage. Outside tap. Outside light. Enclosed by panelled fencing. Gate giving access to front.



Outside - Front

Beds stocking flowers and shrubs. Majority shingled providing off street parking. Further shingled area leading to garage with an up and over door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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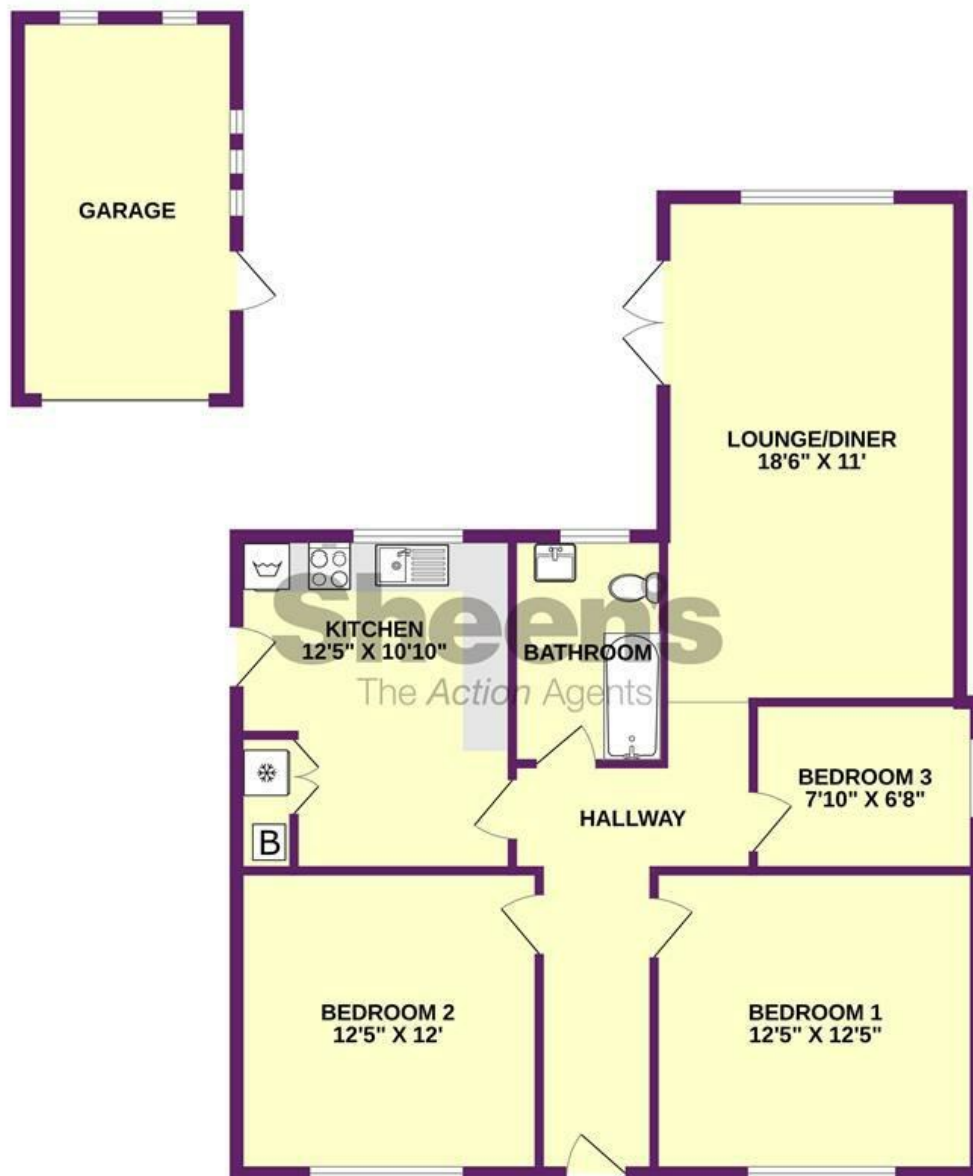
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



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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Selling properties... not promises

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