



## Newport Way Frinton-On-Sea, CO13 0BW

Situated in a sought-after quiet seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this NO ONWARD CHAIN, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Semi-Detached Bungalow
- No Onward Chain
- Off Street Parking
- Modernisation Required
- 14' Lounge/Diner
- 14' Master Bedroom
- 'Sort After' Location
- EPC Rating - E
- Council Tax Band - C



**Price £275,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Hallway

Radiator. Built in storage cupboard. Loft access. Doors to:-

### Lounge/Diner

13'11" x 10'5"

Radiator. Large sealed unit double glazed bay window to front.



### Kitchen

10'5" x 9'11"

Fitted in a range of matching fronted units. Inset stainless steel sink and drainer unit. Further range of matching fronted units both eye and floor level. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Tiled splash back. Parquet flooring. Wall mounted boiler. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to garden.



### Master Bedroom

13'11" x 9'11"

Radiator. Sealed unit double glazed window to rear.



## Bedroom Two

10'4" x 9'3"

Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprises low level w/c. Pedestal hand wash basin. Panelled bath with wall mounted shower attachment. Built in storage cupboard. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part patio area. Majority laid to lawn. Borders well stocked with an array of flowers, shrubs and bushes. Access to front via wooden gate. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking. Pathway leading to entrance door. Remainder laid to lawn.



### Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

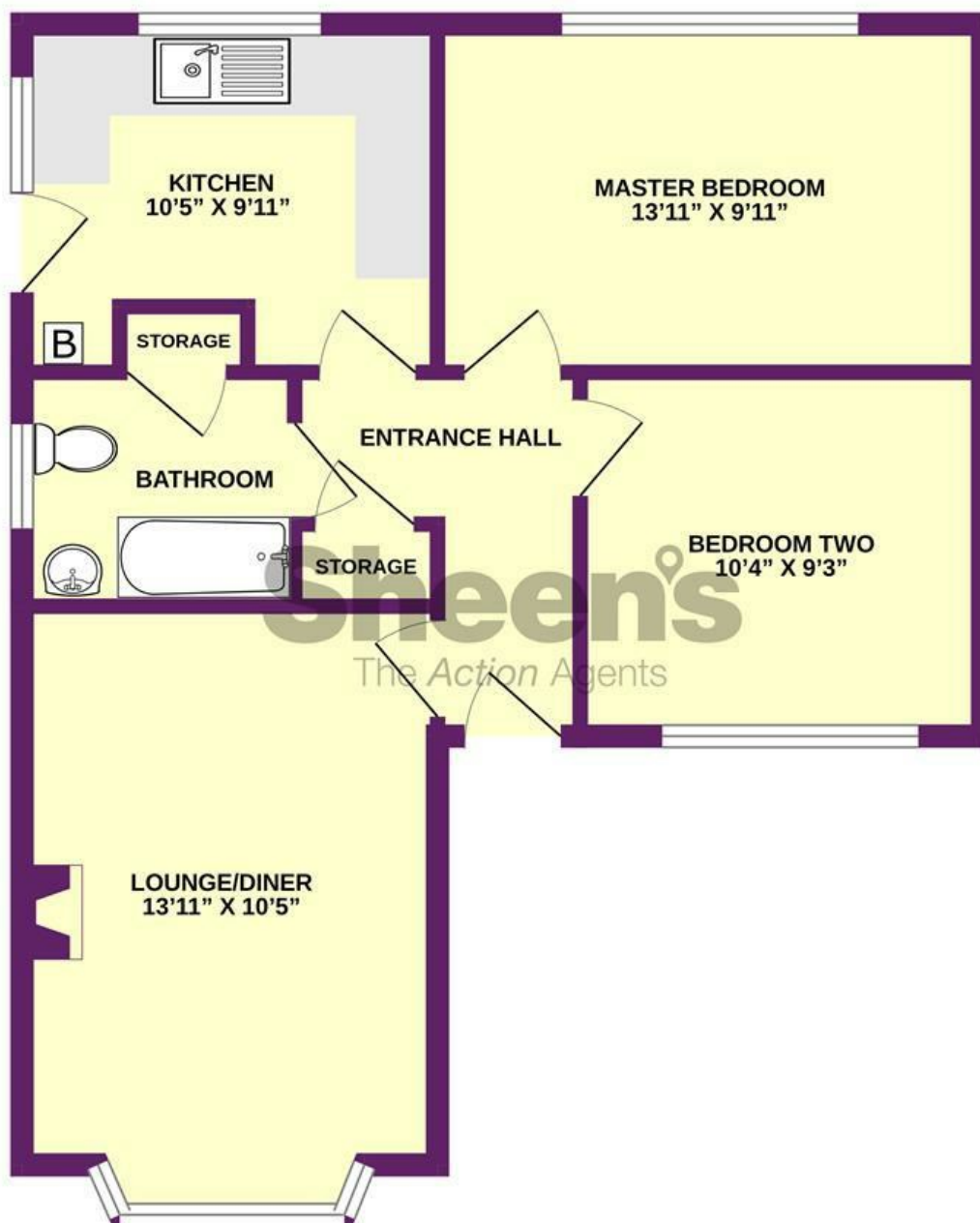
### DH/01.25

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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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**Sheen's**  
The Action Agents