



## Thorpe Road Frinton-On-Sea, CO13 0LT

Situated in a NON-ESTATE position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this SPACIOUS, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a large 17'8" x 18'10" lounge/diner, en-suite to the main bedroom, recently installed boiler and 16" conservatory giving access into the large corner plot rear garden. To the front is ample off street parking with a detached double garage. The property is within walking distance of Kirby Cross mainline railway station and one and half miles of Frinton's mainline railway station, town centre and seafront. An internal inspection is highly recommended to fully appreciate the size of the property on offer.

- Three Double Bedrooms
- Detached Bungalow
- Double Garage
- No Onward Chain
- 18'10" Lounge/Diner
- Close to Shops & Amenities
- Walking Distance to Kirby Cross Mainline Railway Station
- Ensuite to Master Bedroom
- EPC Rating - D
- Council Tax Band - E



**Offers In Excess Of £275,000 Freehold**



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door to:-

### Hallway

Wood effect laminate flooring. Two built-in storage cupboards. Doors to:-

### Lounge/Diner

17'8" x 18'10"

Wood effect laminate flooring. Feature electric fireplace. Radiator. Two sealed unit double glazed windows to side aspect. Sealed unit double glazed window to conservatory. Sealed unit double glazed patio doors to:-



### Conservatory

16" x 13'2"

Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed patio doors to garden.

### Kitchen

14'3" x 9'7"

Fitted in a range of matching fronted units. Rolled edged fitted work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring gas hob with extractor hood above. Inset eye level electric oven and grill. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door to garden.



### Master Bedroom

13'10" x 11"

Fitted wardrobes. Sealed unit double glazed window to side.



### Ensuite

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to side.



### Bedroom Two

10'7" x 10'3"

Radiator. Sealed unit double glazed window to rear.

### Bedroom Three

9'11" x 9'6"

Radiator. Sealed unit double glazed window to side.

### Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Heated towel rail. Extractor fan. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.





## Laundry Room

5'3" x 4'9"

Fitted rolled edge work surfaces. Inset stainless steel sink and bowl. Tiled flooring. Part tiled walls. Radiator. November 2025 installed wall mounted boiler. Obscured sealed unit double glazed window to side.



## Outside - Rear

Part patio area. Remainder laid to lawn. Beds well stocked with shrubs and bushes. Private access door to garage. Pathway leading to:-



### Outbuilding

Shingled area. Beds well stocked with shrubs and bushes. Sealed unit double glazed door to outbuilding.



### Outside - Front

Hard standing area providing ample off street parking leading to double garage. Cul-de-Sac position.



## Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2709.47 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/11.25

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.

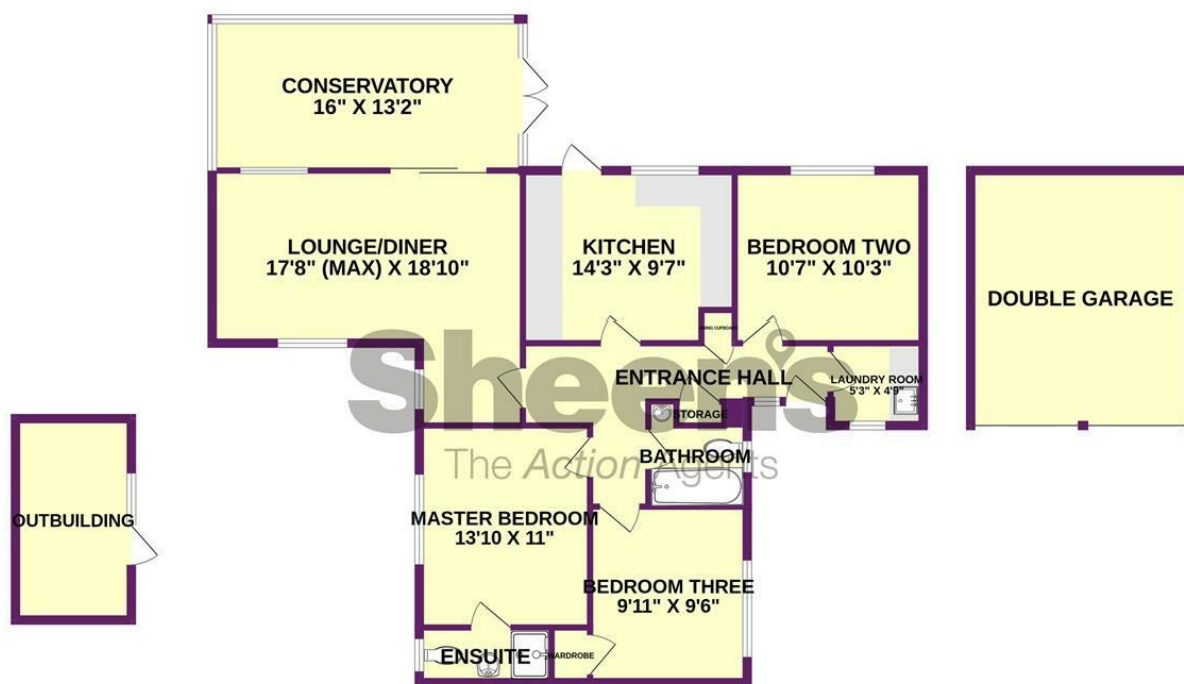
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle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





## 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**  
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