

REDUCED

£349,995 Freehold



## 16 Rainham Way, Frinton-on-Sea, Essex. CO13 9NS

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Front & Rear Gardens
- Driveway & Garage
- South Facing & Established Rear Garden
- Close To Beach & Local Amenities



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN My Moving Places has the pleasure in offering For Sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW in the extremely popular area of FRINTON ON SEA. Internally the bungalow boasts a Large Porch leading into the Entrance Hall with Two Double Bedrooms to the left and the Shower Room ahead. The Kitchen, Rear Facing has access to the side and is a Good Size. The Dual Aspect Lounge Diner gives way to the Conservatory with views of the Garden. Externally the front boasts an Attractive Driveway leading to the Garage with the remainder of the front Landscaped, to the Rear is a very well Established South Facing Garden. In our opinion a viewing is essential to appreciate the wonderful location of this gardeners home.



## ROOM DESCRIPTIONS

### INTERIOR

#### ENTRANCE PORCH

Double glazed windows to front and side aspects, double glazed entrance door. Door leading to entrance hall.

#### ENTRANCE HALL

Two storage cupboards, laminate flooring, radiator, access to loft.

#### LOUNGE/DINER

20' 0" x 12' 0" (6.10m x 3.66m) Double glazed window to front aspect, patio doors leading to conservatory, two radiators, feature fireplace with hearth and surround, fitted carpet.

#### CONSERVATORY

11' 8" x 5' 8" (3.56m x 1.73m) Double glazed windows to side and rear aspect, door leading to rear garden.

#### KITCHEN

12' 0" x 8' 9" (3.66m x 2.67m) Range of matching eye level and base units, roll edge work surface inset stainless steel 1 and 1/2 sink and drainer unit. Cooker hood with space below for oven, space for fridge freezer, space and plumbing for washing machine. Double glazed window to rear aspect, obscure double glazed door to side, wall mounted boiler.

### BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.20m) 13' 5" x 10' 6" (4.09m x 3.20m) Double glazed window to front aspect, three double fitted wardrobes with dressing table, radiator, fitted carpet.

### BEDROOM TWO

10' 0" x 8' 8" (3.05m x 2.64m) Double glazed window to side aspect, radiator.

### BATHROOM

Suite comprising of low level WC, pedestal wash hand basin and large shower cubicle. Obscure double glazed window to rear aspect, laminate flooring, chrome radiator, fully tiled walls.

### EXTERIOR

#### GARDEN

To the front: Mainly gravel with mature borders and shrubs. Block paved driveway leading to garage.

To the rear: Commencing with patio area with remainder laid to lawn with well established and stocked shrub and flower beds, fishpond, shed, summerhouse and pergola. Outside tap, side access.

#### GARAGE

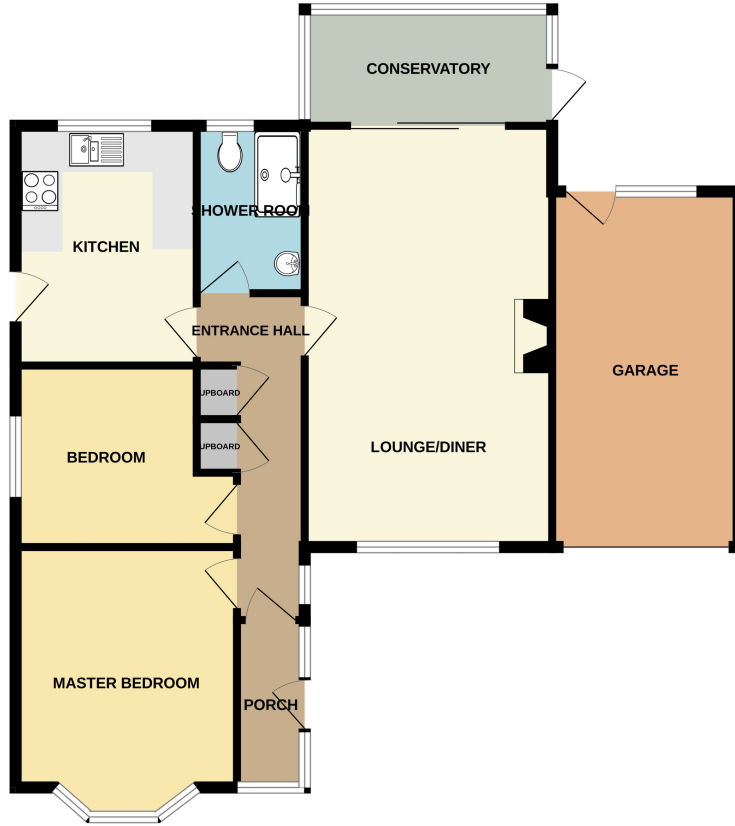
Brick built garage with electric roll-up door, light and power. Access to timber framed workshop, window to rear aspect.



# FLOORPLAN & EPC



## GROUND FLOOR



RAINHAM WAY

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.  
Made with Metroplex 030323

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 80        |
| (55-68)                                     | <b>D</b> | 61                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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