

FOR SALE

£279,995 Freehold



23 Ken Gatward Close, FRINTON-ON-SEA, Essex. CO13 9FF

- No Onward Chain
- Mid Terraced House
- Three Bedrooms
- Walk In Wardrobe/Potential En-Suite
- Rear Facing Kitchen/Diner
- Off Road Parking
- Ground Floor Cloakroom
- Low Maintenance Rear Garden



PROPERTY DESCRIPTION

Tucked in a quiet Close within 'The Gates' of FRINTON ON SEA, in Catchment to Frinton Primary School, and being offered with NO ONWARD CHAIN we have the pleasure in offering For Sale this THREE BEDROOM MID-TERRACED HOUSE. This home is situated close to Frinton's Mainline Railway Station and within walking distance of Connaught Avenue and Beach. Internally there is a Ground Floor Cloakroom, Lounge and Kitchen/Diner with French doors to the Garden with Three Bedrooms on the First Floor and Family Bathroom. In addition the Master Bedroom has pre-plumbing installed for an En-Suite but the room is currently being used as a Walk-In Wardrobe. Externally there is a Low Maintenance Garden and Off-Road Parking for Two Vehicles. A viewing is essential to appreciate the convenient location of this well positioned home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with obscured double glazed panel, stairs to first floor. high gloss floor tiles, radiator, smooth ceiling.

CLOAKROOM

Fitted with low level WC and pedestal wash hand basin. Obscured double glazed window to front aspect, high gloss tiled flooring, radiator, smooth ceiling.

LOUNGE

14' 3" x 12' 1" (4.34m x 3.68m) Double glazed window to front aspect, fitted carpet, under stairs cupboard, radiator, smooth ceiling. Door to Kitchen/Diner.

KITCHEN/DINER

15' 4" x 8' 8" (4.67m x 2.64m) Matching white eye level, base and drawer units, roll edge work surface inset one and a half stainless steel sink and drainer unit, wall mounted boiler, built in four ring gas hob and oven with extractor over. Space for fridge freezer, space and plumbing for a washing machine and dishwasher. Double glazed window to rear aspect, double glazed French doors to Garden, high gloss floor tiles, radiator.

FIRST FLOOR

LANDING

Fitted carpet, loft hatch with pull down loft ladder (loft is boarded and there is a light).

MASTER BEDROOM

12' 1" x 9' 5" (3.68m x 2.87m) Double glazed window to front aspect, fitted carpet, radiator, storage cupboard, door to walk-in wardrobe, smooth ceiling.

WALK-IN WARDROBE/EN-SUITE

Obscured double glazed window to front aspect, vinyl flooring, radiator, smooth ceiling. This room was previously an En-Suite but the current vendor has changed it to a Walk-In Wardrobe. They advise us that all the plumbing remains so the En-Suite could be reinstated.

BEDROOM TWO

9' 2" x 7' 6" (2.79m x 2.29m) Double glazed window to rear aspect, plumbing for wash hand basin, vinyl flooring, radiator, smooth ceiling.

BEDROOM THREE

7' 6" x 5' 8" (2.29m x 1.73m) Double glazed window to rear aspect, fitted carpet, radiator, smooth ceiling.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Extractor fan, vinyl flooring, part tiled walls, radiator, smooth ceiling.

EXTERIOR

GARDEN

To the Front: Path leading to the front door, remainder shingled with mature shrubs. Off road parking for two vehicles.

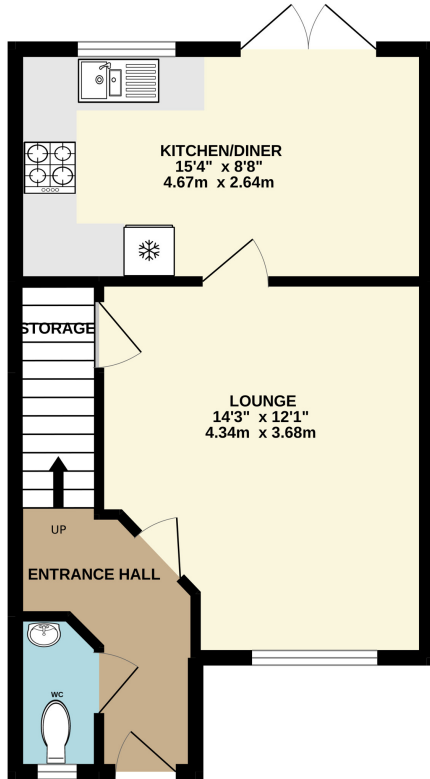
To the Rear: Commencing with wooden decking the remainder shingled. Block paved pathway from the decking leading to the rear of the garden and round to a side gate. outside tap.



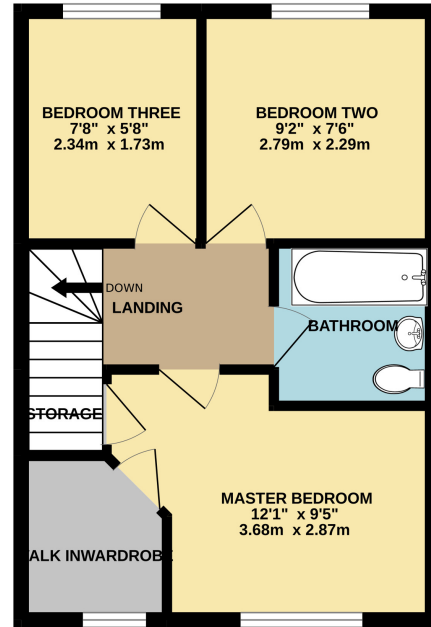
FLOORPLAN & EPC



GROUND FLOOR

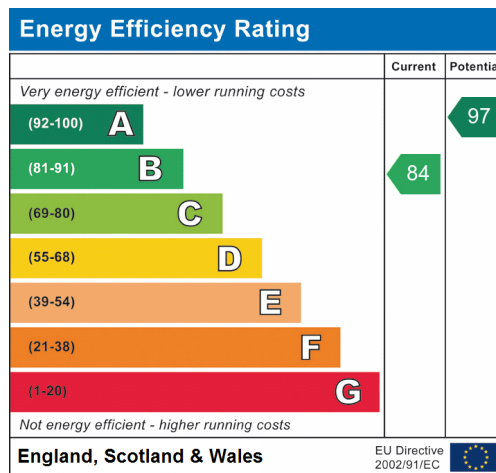


1ST FLOOR



KEN GATWARD CLOSE

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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