

FOR SALE

£295,000 Freehold



16 Grange Close, FRINTON HOMELANDS. CO14 8UP

- Detached House
- 23ft Lounge/Diner
- Down Stairs W.C
- Three Good Size Bedrooms
- Private Rear Garden
- Off Road Parking & Garage
- In Need Of Cosmetic Refurbishment
- Double Glazing & Central Heating



PROPERTY DESCRIPTION

Located on the popular Frinton Homelands and being within easy reach of the Triangle Shopping Centre, schools and local amenities is this **THREE BEDROOM DETACHED HOUSE**. The property offers an open plan lounge and dining room, kitchen, ground floor cloakroom, three good size bedrooms, bathroom, double glazing and gas central heating. Externally there is a private rear garden, front garden, garage and off road parking. The property falls within catchment for the popular Tendring Tendring College & Hamford Primary school.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Double glazed sliding door, tiled flooring, door to entrance hall.

ENTRANCE HALL

Fitted carpet, stairs to first floor, under stairs storage, seperate storage cupboard, textured ceiling, radiator.

CLOAKROOM

5' 2" x 3' 6" (1.57m x 1.07m) Obscure double glazed window to side aspect, low level W.C, wash hand basin, lino flooring, textured ceiling, radiator.

LOUNGE/DINER

23' 1" x 10' 11" narrowing 8' 6" (7.04m x 3.33m) Double glazed window to front aspect, glazed window to rear aspect, fitted carpet, serving hatch to Kitchen, door to conservatory, textured and coved ceiling, two radiators.

KITCHEN

8' x 12' 8" (2.44m x 3.86m) Range of matching base, eye level and display units, work surface, inset 1 and half bowl sink and drainer, space and plumbing for washing machine, space for electric oven, space for fridge/freezer, lino flooring, part tiled walls, door to conservatory, textured and coved ceiling, glazed window to rear aspect, radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect, fitted carpet, airing cupboard housing boiler, loft access, radiator.

BEDROOM ONE

11' 2" x 10' 9" (3.40m x 3.28m) Double glazed window to front aspect, fitted carpet, built in wardrobes, textured and coved ceiling, radiator.

BEDROOM TWO

11' 2" x 8' 6" (3.40m x 2.59m) Double glazed window to rear aspect, fitted carpet, built in wardrobes, textured ceiling, radiator.

BEDROOM THREE

10' x 7' 6" (3.05m x 2.29m) Double glazed window to front aspect, fitted carpet, textured ceiling, radiator.

BATHROOM

7' 5" x 6' 11" (2.26m x 2.11m) Suite comprising low level W.C, wash hand basin, walk in bath with shower over, part tiled walls, obscure double glazed window to rear aspect, textured ceiling, radiator.

EXTERIOR

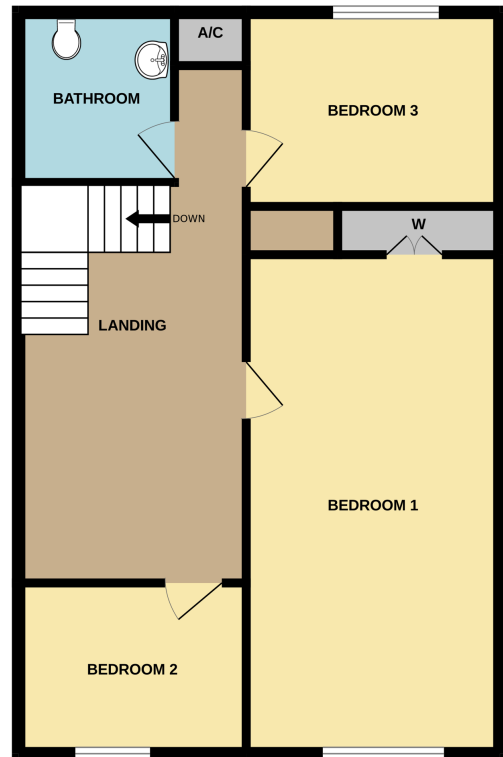
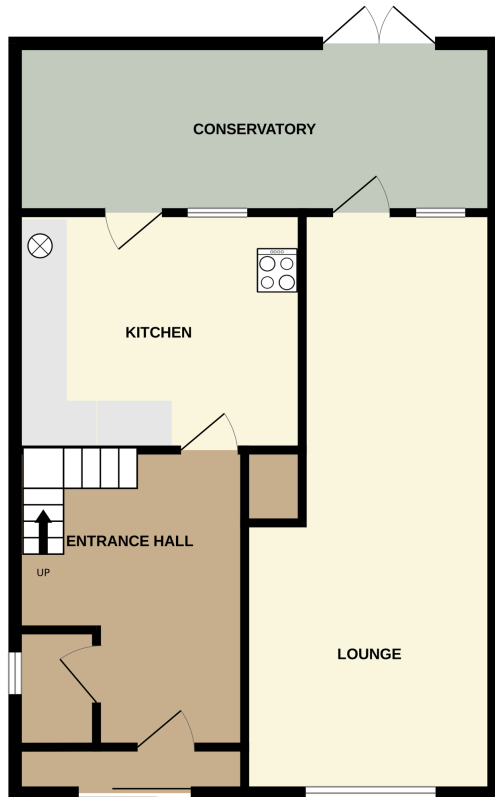
GARDENS

To Front: Off road parking leading to garage, lawn area and steps leading to porch.

To Rear: Raised patio. Trees and shrubs, timber shed, access to front via side gate.



FLOORPLAN



THREE BEDROOM DETACHED HOUSE

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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