

FOR SALE

£275,000 Freehold



145 Rochford Way, FRINTON-ON-SEA. CO13 0AZ

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Ground Floor Cloakroom
- Central Location
- Garage & Off Road Parking



PROPERTY DESCRIPTION

Occupying a CONVENIENT AND CENTRAL LOCATION, this well-presented THREE-BEDROOM SEMI-DETACHED HOUSE is ideally situated within EASY REACH OF THE TRIANGLE SHOPPING CENTRE, LOCAL SCHOOLS and everyday amenities. The accommodation benefits from DOUBLE GLAZING AND GAS CENTRAL HEATING and comprises a spacious LOUNGE/DINING ROOM, FITTED KITCHEN, and GROUND FLOOR CLOAKROOM, with a FIRST-FLOOR FAMILY BATHROOM serving the bedrooms. Externally, the property offers a DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES, a DETACHED GARAGE, and a SOUTH-FACING REAR GARDEN, ideal for outdoor entertaining and family use. The property is conveniently positioned for LOCAL RAIL SERVICES and falls within the catchment area for POPULAR LOCAL SCHOOLS.

EARLY VIEWING IS HIGHLY RECOMMENDED to avoid disappointment.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Double glazed obscure windows to front. Double glazed panel door. Meters cupboard. Storage cupboard. Double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to First Floor, laminate flooring, textured ceiling, under stairs storage cupboard, radiator.

Cloakroom

4' 10" x 4' 2" (1.47m x 1.27m) White low level WC, wash hand basin, obscured double glazed window to front, textured ceiling.

KITCHEN

13' 1" x 8' (3.99m x 2.44m) Range of base, drawer and matching eye level units, roll edge work surfaces inset 1 & half stainless steel sink and drainer. Space for cooker and fridge/freezer, space and plumbing for washing machine. Double glazed windows to front aspect. radiator. Wall mounted combination gas boiler enclosed in cupboard. Brick built storage cupboard.

LOUNGE/DINER

19' 2" x 10' 11" (5.84m x 3.33m) Double glazed window to rear, double glazed sliding door to rear garden, laminate flooring, radiator. Space for dining table.

FIRST FLOOR

LANDING

9' 11" x 6' 4" (3.02m x 1.93m) Fitted carpet, access to boarded loft.

MASTER BEDROOM

13' 9" x 8' 11" (4.19m x 2.72m) Double glazed window to rear aspect, fitted carpet, textured ceiling. Radiator.

BEDROOM TWO

10' 3" x 10' (3.12m x 3.05m) Double glazed window to rear aspect, fitted carpet, textured ceiling, Radiator.

BEDROOM THREE

8' 11" x 7' 11" (2.72m x 2.41m) Double glazed window to front aspect, fitted carpet, textured ceiling, fitted storage cupboard.

BATHROOM

9' 1" x 5' 6" (2.77m x 1.68m) White suite comprising vanity wash hand basin and panelled bath with shower attachment and shower screen. Obscured double glazed window to front aspect, laminate flooring, built in cupboard, radiator.

EXTERIOR

Garden

TO THE FRONT- Off road parking for multiple cars leading to garage, lawn area.

TO THE REAR- Established south facing rear garden, patio area leading to lawn area with shrub and flower borders. Patio area to the rear providing a sitting area Outside tap. Side gate.

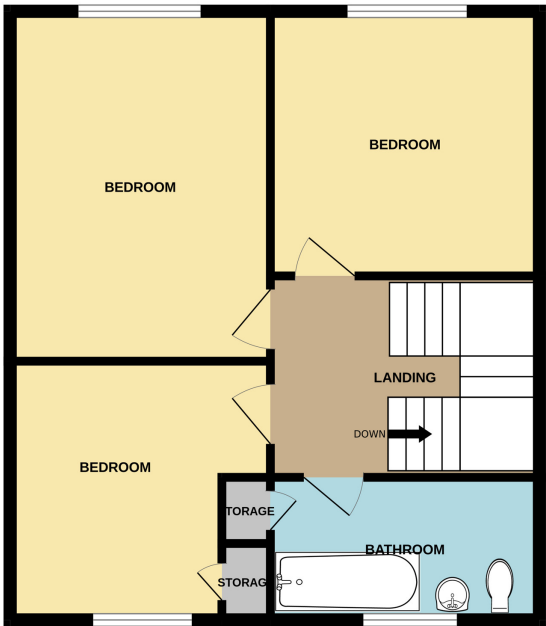
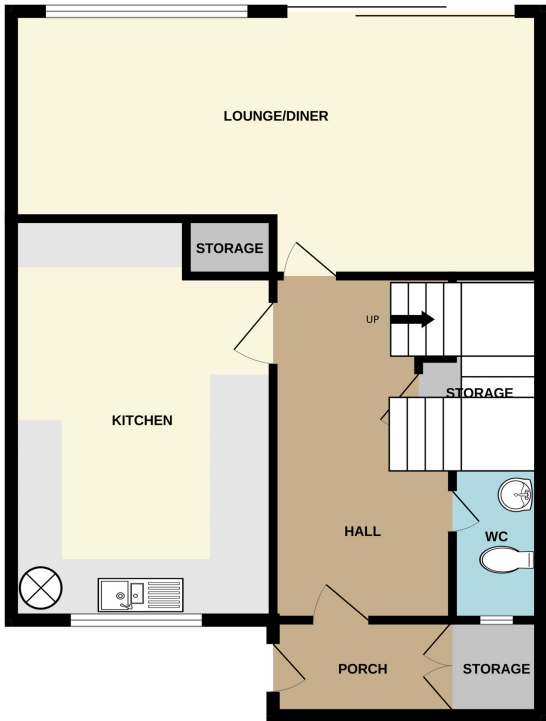


FLOORPLAN & EPC



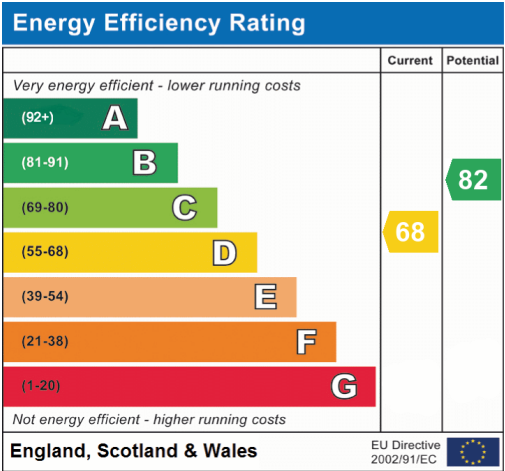
GROUND FLOOR

1ST FLOOR



ROCHFORD 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.
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