

FOR SALE

£325,000 Freehold



# 7 Ken Gatward Close, Frinton-on-Sea, Essex. CO13 9FF

- Three Bedroom Semi Detached House
- Rear Facing Kitchen/Diner
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- No Onward Chain
- Off Road Parking For Two Vehicles
- Rear Garden
- Close To Mainline Train Station



## PROPERTY DESCRIPTION

Positioned in a quite Close within the gates of FRINTON ON SEA My Moving Places have the pleasure in offering For Sale this THREE BEDROOM SEMI-DETACHED HOUSE with NO ONWARD CHAIN. Internally you step into the Entrance Hall with access to the Cloakroom and Lounge. Through the Lounge and into the Kitchen/Diner with some Integrated Appliances and French doors overlooking the Garden. To the First Floor are Three Bedrooms with an En-Suite to the Master and a Family Bathroom. Externally, the Rear Garden is mainly laid to lawn with Off Road Parking to the Front for Two Vehicles. This home is ideally located of anyone commuting with Frinton's Mainline Railway Station in walking distance as well as good bus links nearby. In addition it is also in catchment area for Frinton Primary School and Tendring Technology College. A viewing is highly recommended to fully appreciate the location of this family home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Composite entrance door, radiator, vinyl flooring, stairs to first floor.

#### CLOAKROOM

Low level WC and wash hand basin. Obscure double glazed window to front aspect, radiator, vinyl flooring.

#### LOUNGE

14' 0" x 12' 04" (4.27m x 3.76m) Double glazed window to front aspect, fitted carpet, radiator, under stairs storage cupboard.

#### KITCHEN/DINER

15' 08" x 8' 09" (4.78m x 2.67m) Range of matching high gloss eye level and base units, roll edge work surface inset one and a half stainless steel sink and drainer unit. Integrated four ring gas hob with oven below and extractor above. Integrated washing machine and slimline dishwasher. Double glazed French doors to garden, double glazed window to rear aspect, radiator, vinyl floor.

### FIRST FLOOR

#### LANDING

Access to loft via hatch, radiator, fitted carpet.

#### MASTER BEDROOM

12' 05" x 8' 08" (3.78m x 2.64m) Double glazed window to front aspect, storage cupboard, radiator, fitted carpet.

### EN-SUITE

Suite comprising low level WC, wash hand basin and shower cubicle. Obscure double glazed window to front aspect, radiator, vinyl flooring.

### BEDROOM TWO

8' 10" x 7' 05" (2.69m x 2.26m) Double glazed window to rear aspect, radiator, fitted carpet.

### BEDROOM THREE

7' 05" x 6' 05" (2.26m x 1.96m) Double glazed window to rear aspect, radiator, fitted carpet.

### BATHROOM

White suite comprising low level WC, wash hand basin and panelled bath with mixer taps and shower attachment. Obscure double glazed window to side aspect, radiator, vinyl flooring.

### EXTERIOR

#### GARDEN

To the Front: Block paved driveway providing off road parking for two cars, access to garden via side gate.

To the Rear: Commencing with patio and remainder laid to lawn. Outside tap.

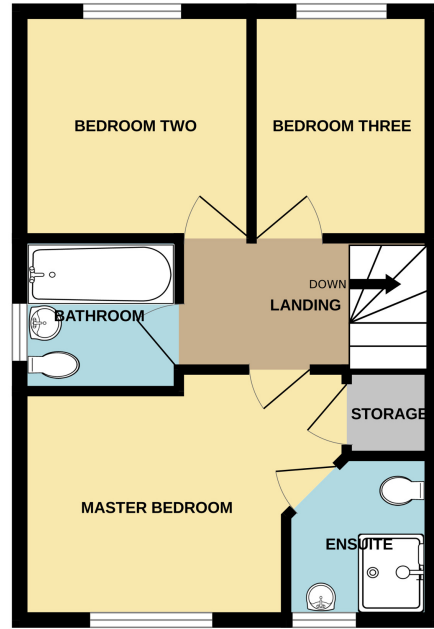
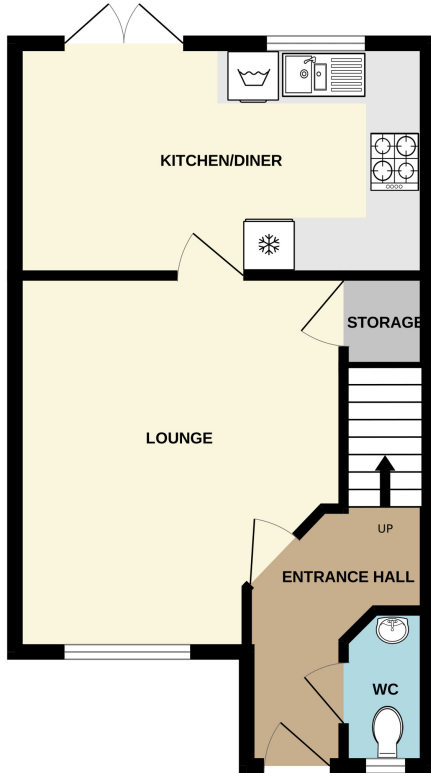


# FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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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