

Tokely Road, Frating
CO7 7GA
Guide Price £255,000-£265,000
Freehold



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk



- Immaculate Two Bedroom Semi-Detached House
- Porch
- Open Plan Lounge/Diner
- Smart Contemporary Kitchen
- Conservatory
- Family Bathroom
- Rear Garden
- Plenty Of Parking
- Luxuriously Decorated
- Super First Home

****STEP ONTO THE PROPERTY LADDER!****

A MUST SEE HOME IF YOU ARE LOOKING FOR A HOUSE THAT YOU CAN JUST MOVE STRAIGHT INTO.

THE PRESENT OWNERS HAVE FABULOUS TASTE AND HAVE DECORATED THIS HOME WITH STYLE IN NEUTRAL CONTEMPORARY TONES THAT ANY FIRST TIME BUYER WILL ADORE!

Tucked away in a private Cul-de-sac position, this home offers it all. A handy porchway leads into an open-plan lounge/dining room where you can eat, entertain guests and relax together, with the modern smart kitchen located just off the dining area. The conservatory is a real bonus here, offering extra space from the open plan lounge/diner and leads directly onto the rear garden making it a perfect entertaining space.

Upstairs, there are two double bedrooms and a family bathroom. One of the highlights of this home is the off road parking that can be found directly to the front. There is also side access to the rear garden.

Frating is well placed for access to Colchester and the wider Tendring area. Local gastro pubs are within easy walking distance. The area offers a choice of nearby schools and train stations - perfect for commuters with London Liverpool Street, from around 50 minutes. Road links are also convenient, with access to the A120 and A12 connecting towards Colchester, Ipswich and beyond just a couple of minutes drive. There is also a direct bus link running through the village to Colchester City Centre and Clacton Town. If you are a beach lover, there are plenty of coastal beaches and walks which are easily accessible by car.

A VERY WELL POSITIONED, READY TO MOVE INTO, STYLISH HOME.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

OPEN PLAN LOUNGE/DINING ROOM

21' 8" x 11' 9" (6.60m x 3.58m)

KITCHEN

8' 5" x 6' 6" (2.56m x 1.98m)

CONSERVATORY

11' 9" x 9' 3" (3.58m x 2.82m)



FIRST FLOOR LANDING

BEDROOM ONE

10' 1" x 9' 7" (3.07m x 2.92m)

BEDROOM TWO

11' 11" x 6' 0" (3.63m x 1.83m)

FAMILY BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m)

EXTERIOR

Rear Garden - Laid to lawn with patio.

Front - Hard standing parking.

AGENT'S NOTE

The property benefits from electric heating and double glazing.

Parking for 3 cars to the front of the property.

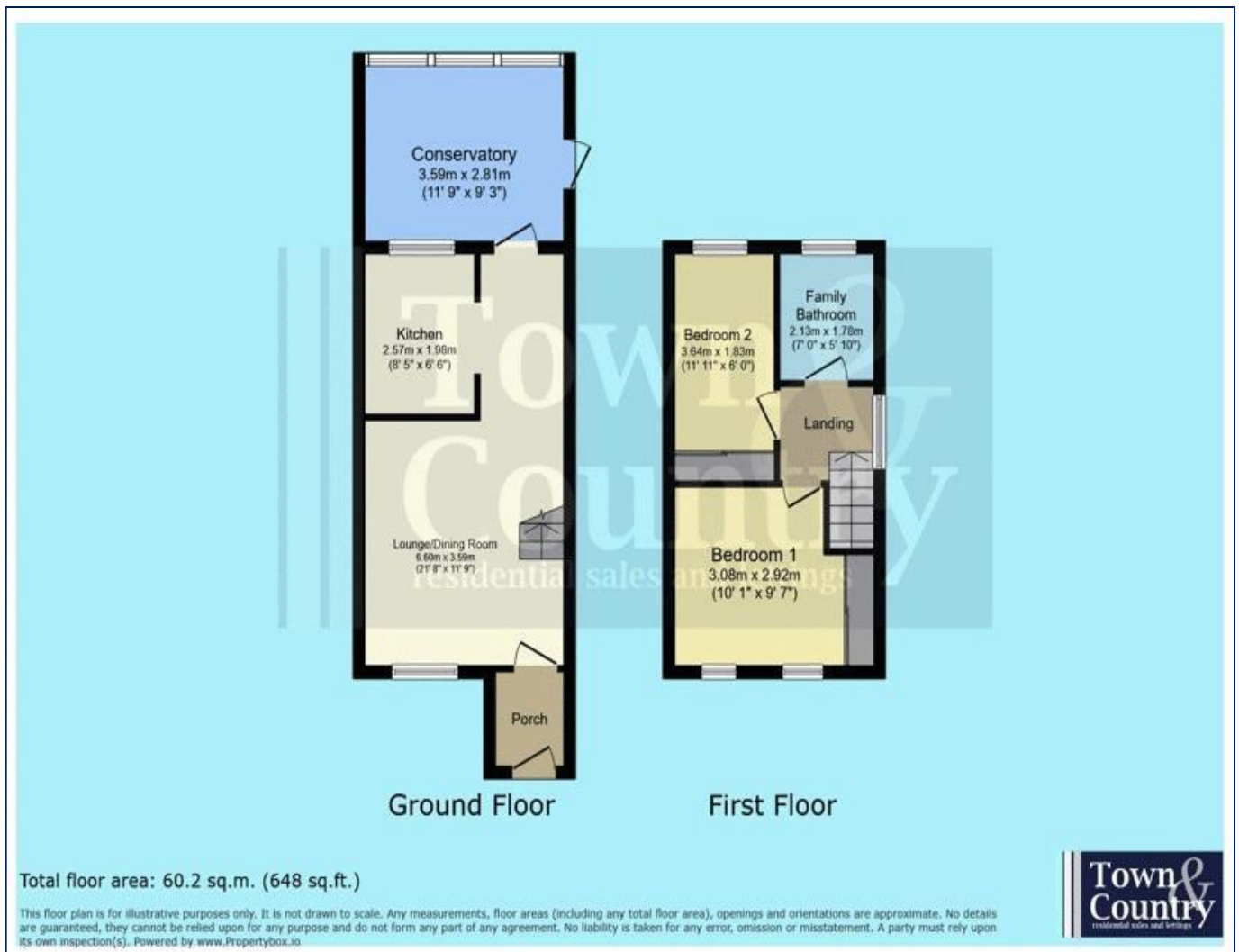
Side gated access to the rear.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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