

## MARKETING & BRANDING



**12 Tokely Road, Frating, CO7 7GA**

**Guide price £260,000**



\*\*\* GUIDE PRICE £260,000 - £280,000 \*\*\*

Located in the sought-after village of Frating, this superb two-bedroom semi-detached home has been thoughtfully renovated by the current owners, offering stylish and modern living throughout. Ideally positioned for excellent access to the A120, A12, and Colchester, it's also just a short drive from the popular seaside towns along the North Essex coast.

The ground floor comprises an entrance porch, a bright and spacious lounge/diner, a contemporary kitchen, and a rear conservatory that opens onto the garden. Upstairs, there are two well-proportioned bedrooms and a modern family shower room.

Outside, the property enjoys a large side access—perfect for additional storage—along with off-road parking and a private, enclosed rear garden ideal for relaxing or entertaining. Call now to view!

- Beautifully renovated two-bedroom semi-detached home
- Excellent access to the A120, A12, and Colchester
- Bright lounge/diner, modern kitchen, and rear conservatory
- Generous side access offering extra external storage
- Located in the desirable village of Frating
- Short drive to popular seaside towns on the North Essex coast
- Two well-proportioned bedrooms and a stylish family shower room
- Private enclosed rear garden and off-road parking

