

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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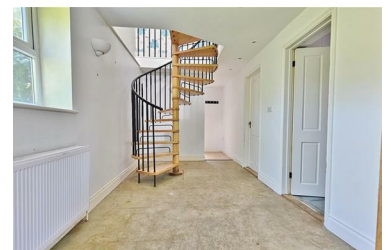
Sheen's
The Action Agents



Colchester Road Thorpe-le-Soken, CO16 0LA

Located in a non-estate position and offering STUNNING FARMLAND VIEWS, Sheen's Estate Agents have the pleasure in bringing to market this PERIOD, THREE BEDROOM DETACHED HOUSE. The property boasts beautiful farmland views, character filled features, a ground floor cloakroom and a light and airy feel throughout. This house is conveniently located within a mile of Thorpe Le-Soken's High Street and within two miles of Thorpe's mainline railway station with direct links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- **Three Bedrooms**
- **Farmland Views**
- **12'9" x 12" Kitchen**
- **13'8" x 7'9" Dining Room**
- **Ground Floor Cloakroom**
- **Non-Estate Position**
- **Off Road Parking**
- **Period Property**
- **No Onward Chain**
- **EPC Rating D**



Price £345,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

Laminate flooring. Spotlights. Radiator. Open access to:-

Dining Room

13'8" x 7'9"

Spiral staircase leading to first floor landing. Wall lights. Spotlights. Radiator. Sealed unit double glazed window to side. Door to:-



Lounge

12'2" x 11'10"

Laminate flooring. Wall lights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed window to front with farmland views. Sealed unit double glazed sliding patio doors with farmland views.



Cloakroom

Low level w/c. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Wall mounted combination boiler providing heat and hot water throughout. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

12'9" x 12'

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel sink and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Part tiled walls. Tiled flooring. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Further selection of matching units at both eye and floor level. Spotlights. Radiator. Two Sealed unit double glazed windows to side with farmland views. Hardwood door leading to rear garden.



Landing

Spotlights. Sealed unit double glazed velux window to side. Doors to all rooms. Door to:-



Bedroom 1

12'3" x 12'1"

Spotlights. Radiator. Sealed unit double glazed window to rear.



Bedroom 2

12'2" x 12'

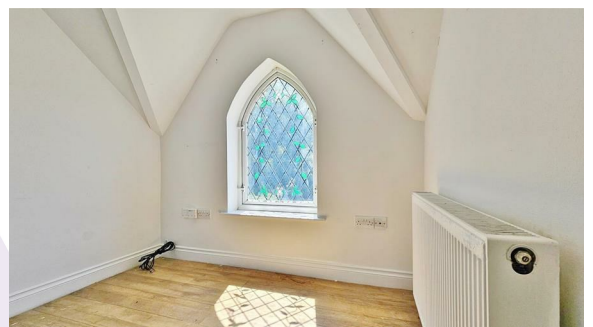
Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to side with farmland views.



Bedroom 3

8' x 6'3"

Laminate flooring. Radiator. Sealed unit double glazed window to front with farmland views.



Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Enclosed tiled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.



Outside - Rear

Part raised decking area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking for two vehicles.



Scan For Video Tour



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cess Pit

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

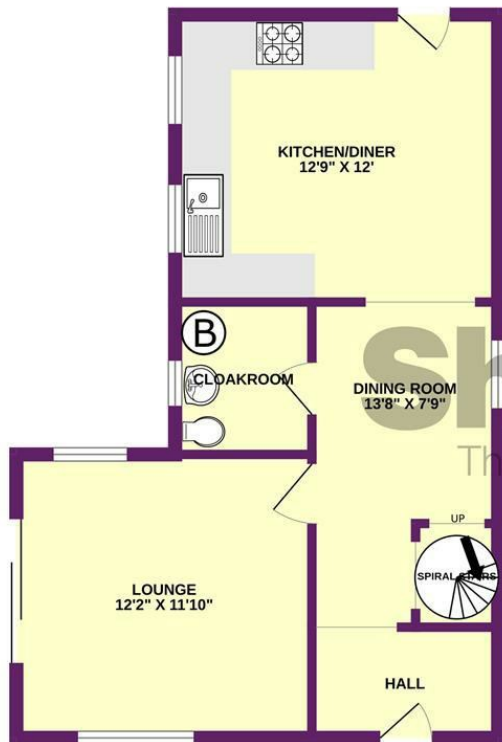
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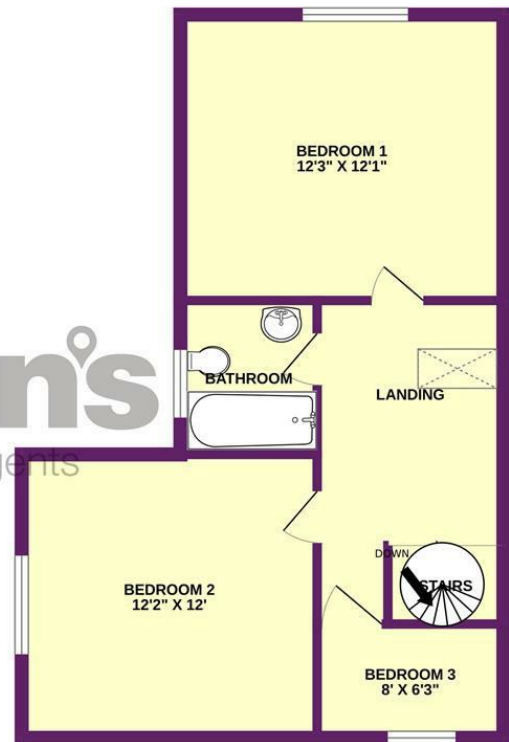
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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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Selling properties... not promises

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