

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



High Street Thorpe-le-Soken, CO16 0EA

Situated in the historic village of Thorpe-Le-Soken, down a secluded, private road, Sheen's Estate Agents are delighted to bring to market this MODERN, THREE DOUBLE BEDROOM DETACHED HOUSE. The property boasts an en-suite to master bedroom, three reception rooms and off street parking for two vehicles. The property is within walking distance of pre, primary and secondary schools and is conveniently located within a quarter of a mile of the mainline railway station with direct links to London Liverpool Street. Shopping amenities are within a quarter of a mile of the property in Thorpe High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Study/Family Room
- Modern Kitchen
- 12'11" x 12'11" Conservatory
- Carport & Off Road Parking
- Private Location
- Close to Amenities
- EPC Rating - C



Offers In Excess Of £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed hardwood entrance door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Vinyl flooring. Radiator. Doors to:



Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Tiled flooring. Radiator. Sealed unit double glazed window to rear.



Study/Family Room

11'9" x 9'3"

Vinyl flooring. Radiator. Sealed unit double glazed window to front. Double doors leading to:



Lounge

16'7" x 11'9"

Featured fireplace. Vinyl flooring. Radiator. Double doors leading to:



Conservatory

12'11" x 12'11"

Tiled flooring. Two radiators. Wall mounted electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit 'French' style doors leading to rear garden.



Kitchen

13'4" x 7'4"

Fitted with a range of matching fronted units. Wooden squared edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to rear.



Landing

Built in airing cupboard housing hot water cylinder. Loft access.
Doors to:



Master Bedroom

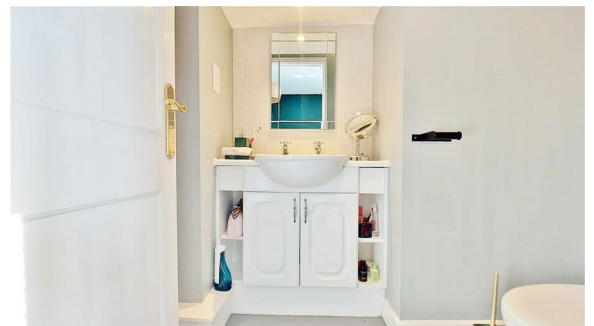
16'9" x 8'4"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to:



En-Suite

Suite comprises of low level WC. Vanity wash hand basin with storage cupboards under. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Spotlights. Extractor fan.



Bedroom Two

12'2" x 10"

Fitted wardrobe. Radiator. Sealed unit double glazed bay window to rear.



Bedroom Three

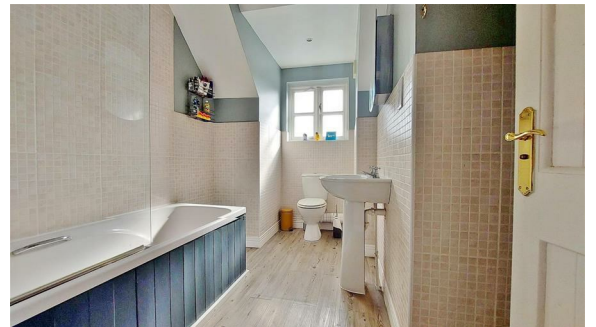
11'8" x 9'2"

Radiator. Sealed unit double glazed window to front and side.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Front

Hard standing concrete area providing off street parking for two vehicles leading to covered carport area. Fitted storage area within the carport. Pathway leading to entrance door. Outside light.



Outside - Rear

Part paved area. Remainder laid to lawn. Access to front via side gate. Double doors leading to carport. Shed to remain. Enclosed by panelled fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

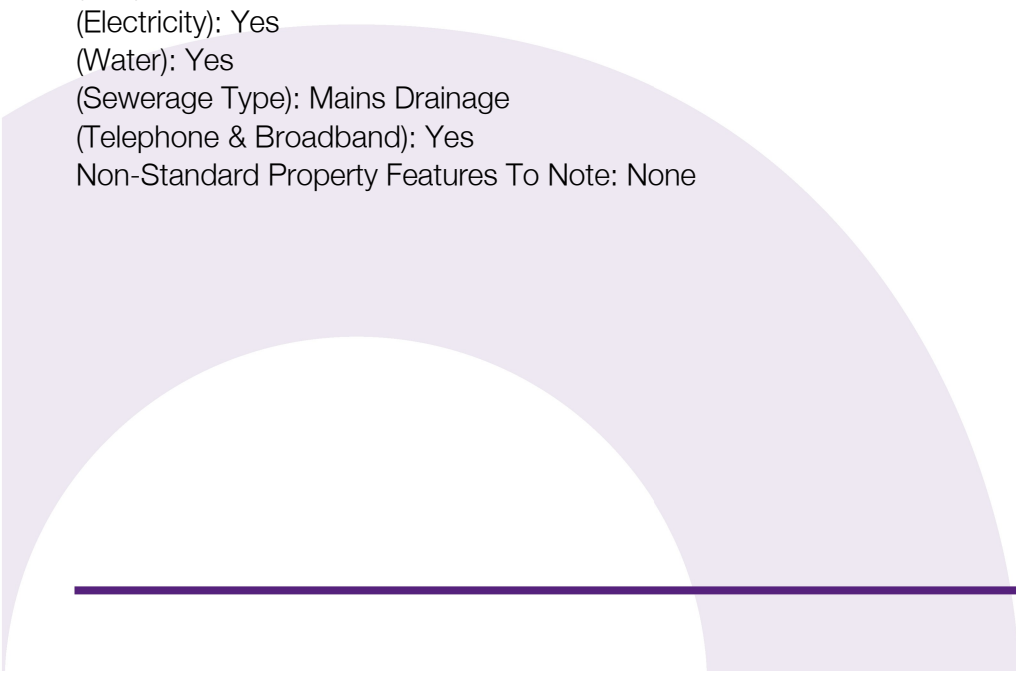
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None



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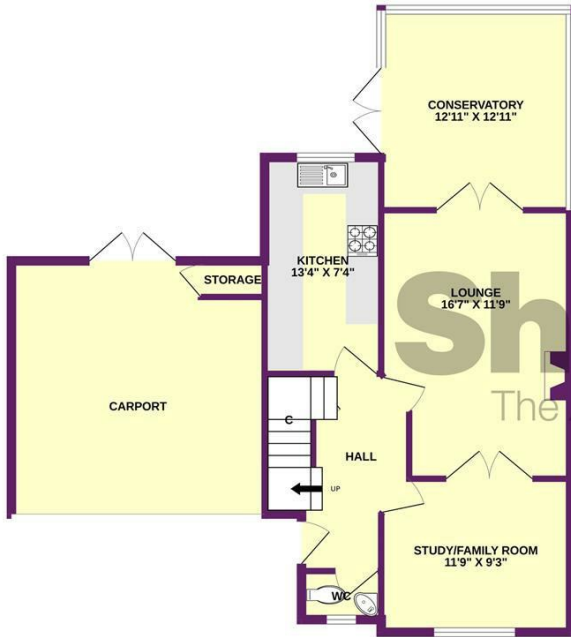
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



1ST FLOOR



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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