

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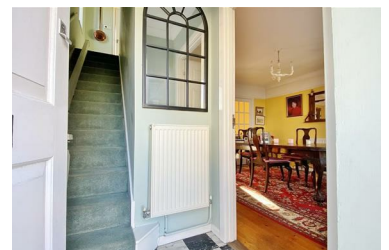
**Sheen's**  
The Action Agents



## Walton Road Frinton-On-Sea, CO13 0AQ

Located in a non-estate position just outside Frinton's prestigious gates, Sheen's Estate Agents have the pleasure in bringing to market this SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME. The property benefits from good sized rooms, integral double garage with annexe and potential to split into two dwellings or use as a commercial business. The property is situated within quarter of a mile of the mainline railway station and seafront and an early viewing is strongly advised to avoid disappointment.

- Four Double Bedrooms
- Annexe Potential
- Integral Double Garage
- Potential Split For Two Dwellings
- Modern Kitchen
- Modern Shower Room
- South Facing Garden
- Close to Frinton Gates
- Council Tax Band - D
- EPC Rating - D



**Price £385,000 Freehold**

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

### Entrance Hall

Stair flight to first floor. Vinyl flooring. Sealed unit double glazed window to side. Door to:



### Lounge

13'10" x 12'10"

Potential to knock through into integral double garage to create further ground floor space. Wooden flooring. Radiator. Sealed unit double glazed window to front. Double doors leading to:



### Dining Room

10'11" x 8'3"

Wooden flooring. Radiator. Sealed unit double glazed double doors leading to rear garden. Door leading to:



## Kitchen

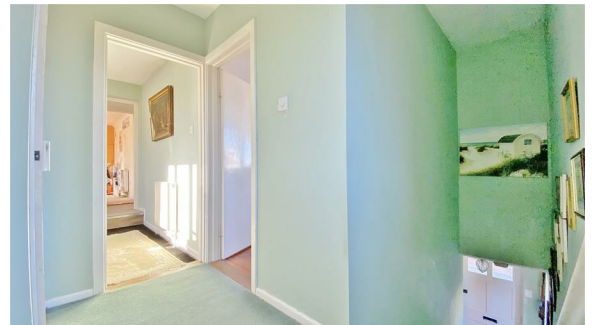
10'11" x 8'3"

Modern kitchen fitted with a range of matching shaker style fronted units. Wooden squared edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Further selection of matching units both at eye and floor level. Glass display cupboard. Under stairs storage cupboard. Integrated fridge/freezer. Integrated washing machine. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Spotlights. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door leading to rear garden.



## Landing

Loft access. Built in airing cupboard. Sealed unit double glazed window to side. Doors to:



### Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted double length shower cubicle with waterfall attachment. Granite toughened glass splashback. Part tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Bedroom Two

16'11" x 12'11"

Fitted wardrobes. Fitted dressing area. Wooden flooring. Radiator. Two sealed unit double glazed windows to front.



### Bedroom Four

16'8" x 12'7"

Radiator. Sealed unit double glazed window to rear.



### Master Bedroom

27'2" x 20'1"

Radiator. Two sealed unit double glazed windows to front.



### Bedroom Three

20'9" x 12'7"

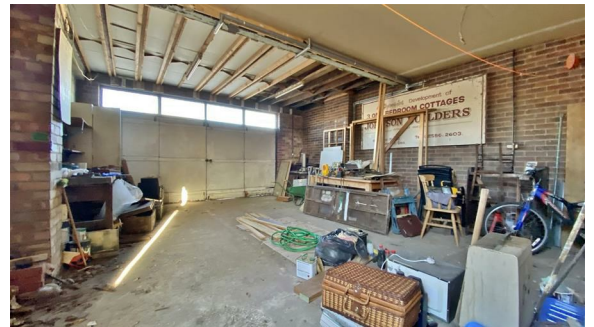
Fitted wardrobes with sliding doors. Radiator. Two sealed unit double glazed windows to rear.



## Integral Double Garage

24'2" x 18'6"

Power/light connected. Hardwood door to side. Door to:

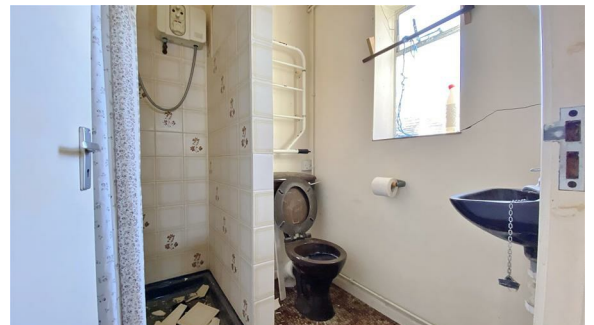


## Inner Hall

Door to:

## Shower Room

Suite comprises of low level WC. Wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Window to side.



### Annexe

17'4" x 15'4"

Fitted hardedge work surface. Inset stainless bowl sink and drainer unit. Fitted eye and floor level cupboards. Tiled splashback. Gas fire. Window to side and rear. Obscured window to rear.



### Outside - Rear

South facing garden. Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs, trees and bushes. Access to front via side gate. Enclosed by panelled fencing.



## Outside - Front

Resin driveway providing off street parking. Resin pathway. Remainder laid to lawn. Enclosed by brick wall.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

## JD/01.24

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.

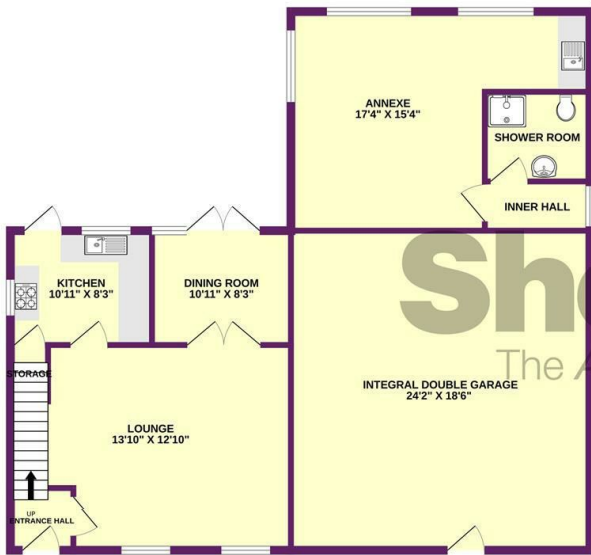
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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  
1134 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 1961 sq.ft. (182.2 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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