

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



Wittonwood Road Frinton-On-Sea, CO13 9LD

Situated inside Frinton's prestigious 'Gates', Sheen's Lettings & Management are delighted to offer to market this TWO BEDROOM END TERRACE HOUSE. The property boasts beautiful character, farmland and partial sea views and has been completely renovated throughout. The property is conveniently positioned within half a mile of the mainline railway station, shopping facilities and the seafront. Please call 01255 852555 to arrange your viewing.

- Two Bedrooms
- 20'10 x 13'11 Lounge/Diner
- Fitted Kitchen
- Fitted Shower Suite
- Refurbished Throughout
- Distant Farmland/Sea Views
- Inside Frinton Gates
- Working/Retired Tenants Only
- Council Tax Band B
- EPC Rating E



£1,650 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Accommodation comprises with approximate room sizes:-

Composite door leading to:

ENTRANCE HALLWAY

Stair flight to first floor. Spotlight. Door to:

LOUNGE/DINER

20'10 x 13'11

Under stair storage cupboard. Karndean flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed french doors to rear garden. Door to:



KITCHEN

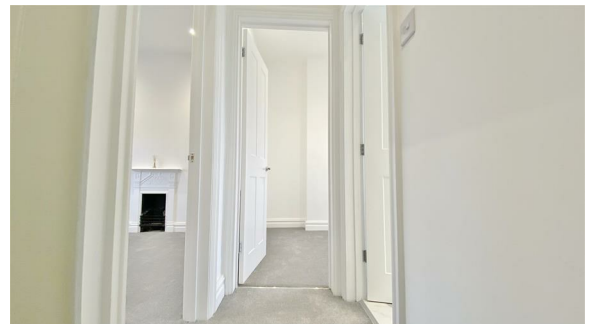
9'4 x 6'1

Fitted with a range of matching high gloss fronted units. Square edge work surfaces. Inset stainless steel sink and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Built in eye level microwave. Further selection of matching units at both eye and floor level. Enclosed wall mounted combination boiler providing hot water and heating throughout. Integrated fridge/freezer and washing machine. Toughened glass splashback. Karndean flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door to side leading to garden.



LANDING

Loft access with pull down ladder. Doors to all rooms. Door to:



BEDROOM ONE

13'11 x 10'4

Fireplace. Spotlights. Radiator. Sealed unit double glazed window to front.



BEDROOM TWO

10'5 x 7'3

Spotlights. Radiator. Sealed unit double glazed window to rear with distant sea views.



SHOWER ROOM

White suite comprises of low level WC. Vanity hand wash basin with storage cupboard under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



OUTSIDE - REAR

Partly paved with porcelain tiles. Remainder laid to lawn. Shingled area. Outside light. Access to front via side gate. Enclosed by panel fencing.



OUTSIDE - FRONT

Resin driveway providing off street parking for two vehicles. Enclosed by low brick wall.



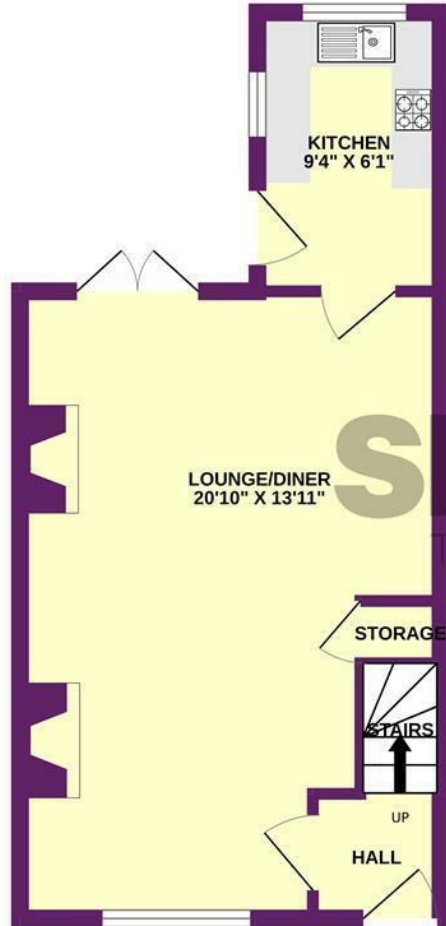
Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

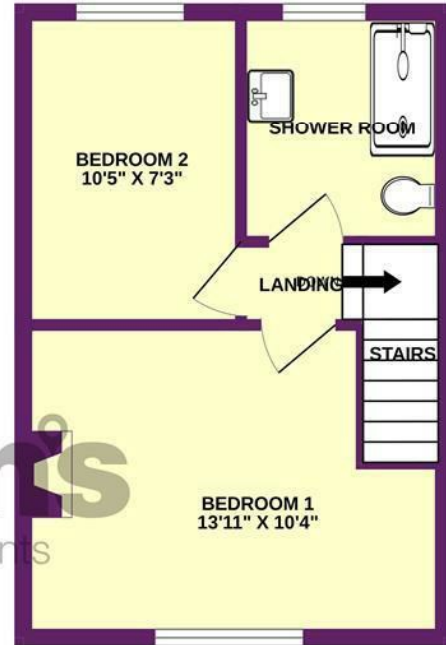
Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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