

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



Pole Barn Lane Frinton-On-Sea, CO13 9NH

Being offered with NO ONWARD CHAIN and positioned down a peaceful cul-de-sac position inside Frinton's Prestigious 'Gates', Sheen's Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE. The property is in need of some modernisation and is conveniently located within half a mile of Frinton's town centre with shopping amenities and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Ground Floor Shower Room
- Study/Dining Room
- Cul-De-Sac Position
- Garage & Off Road Parking
- Spacious Lounge
- Inside 'Frinton' Gates
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £300,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to

Hall

Stair flight to first floor. Wall lights. Radiator. Doors to:



Study/Dining Room

12'10" x 9'2"

Radiator. Window to front.



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Radiator. Window to rear.



Kitchen/Diner

17'7" x 9'6"

Fitted with a range of matching fronted units. Dark wood rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Built in storage cupboard. Under stairs storage cupboard. Fitted breakfast bar. Plumbing for washing machine. Radiator. Window to side and rear. Door leading to rear garden.



Lounge

17'7" x 11'7"

Brick featured fireplace. Radiator. Window to front. Sealed unit double glazed sliding patio doors leading to rear garden.



Landing

Loft access. Built in airing cupboard housing hot water cylinder. Window to rear. Door to:



Bedroom One

11'3" x 9'6"

Built in wardrobe. Radiator. Window to front.



Bedroom Two

12'8" x 7'2"

Built in wardrobe. Radiator. Window to front.



Bedroom Three

8'5" x 7'9"

Radiator. Window to rear.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed p-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured window to rear.



Outside - Rear

Majority laid to paving. Beds stocked with a range of slate and flowers. Access to front via side gate. Private access door to garage. Enclosed by panelled fencing and brick wall.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/03.24

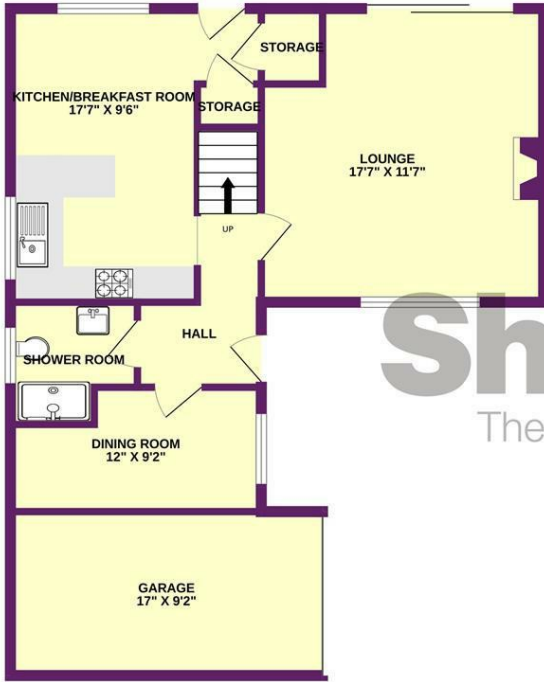
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated 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

1ST FLOOR



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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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