



Greenway Frinton-on-sea, CO13 9AL

Situated in the sought after seaside town of Frinton-on-sea, located inside the prestigious 'Gates', Sheen's Estate Agents are pleased to offer for sale this well presented 1930's built THREE BEDROOM SEMI-DETACHED HOUSE. The property is situated in an established non-estate position inside the 'Gates' in Frinton-on-Sea and is conveniently located half a mile from Frinton's town centre, mainline railway station and sea front. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Inside the Gates
- 25'3" Lounge/Diner
- Ground Floor Cloakroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 85' South Facing Rear Garden
- Non-Estate Position
- Off Street Parking
- EPC Rating C



Offers In Excess Of £400,000 Freehold

The Accommodation comprises with Approximate Room Sizes:-

Sealed unit double glazed entrance door to:

Entrance Hallway

Engineered wood laminated floor. Radiator. Stairflight to First Floor. Storage alcove. Double glazed window to side. Doors to:



Cloakroom

Low level WC. Hand wash basin. Double glazed window to side.



Kitchen

12'0" x 7'0"

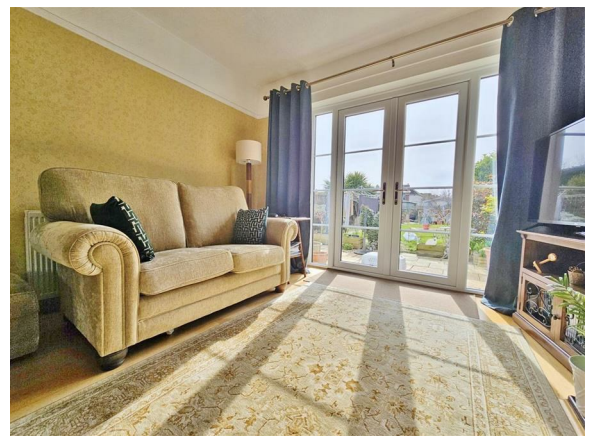
Fitted with a range of Cream panelled fronted units. Granite effect rolled edge work surfaces. Inset one and a half bowl drainer sink unit with drawers, cupboards & storage space under. Original larder cupboard. Space for under counter fridge/freezer and washer/dryer. Tiled splashbacks. Matching wall units. Wall mounted combination gas boiler fitted September 2017 serving hot water & central heating, Space for cooker. Sunken spotlights. Ceramic tiled floor. Double glazed windows to side & rear.



Lounge/Diner

25'3" x 12'8"

Feature cast iron fireplace. Engineered solid wood flooring. Two radiators. Double glazed window to front. Sliding double glazed 'French' style doors leading to outside rear garden.



Landing

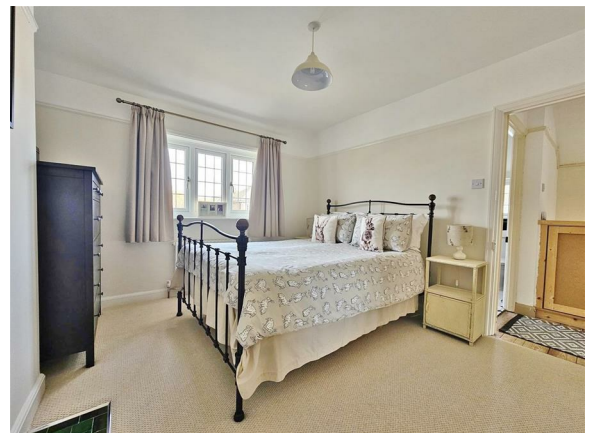
Floorboards. Storage cupboard. Doors to:



Bedroom One

11'10" x 11'0"

Fitted carpet. Radiator. Double glazed window to rear. Restored tiled hearth.



Bedroom Two

12'10" x 9'10"

Fitted wardrobe. Fitted carpet. Radiator. Double glazed window to front. Restored hearth.



Bedroom Three

8'8" x 7'5"

Floorboards. Radiator. Double glazed window to rear.



Bathroom

Fitted with a white suite comprising panelled with shower attachment (not tested). Low level WC. Pedestal wash hand basin. Fully tiled walls. Sunken spotlights. Fitted cupboard. Radiator. Double glazed window to front.



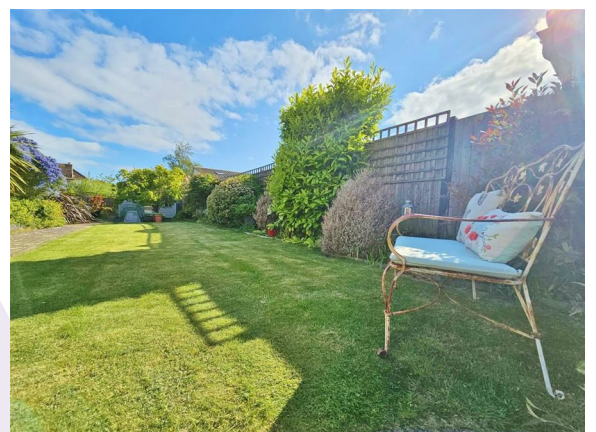
Outside - Front

Garden has block paved driveway providing off street parking. Borders stocked with flowers & shrubs. Side pedestrian access via wooden gate leading to:



Outside - Rear

Approximately 85' South facing garden. Mainly laid to lawn. Borders stocked with flowers & shrubs. Two timber sheds. Block paved patio and footpath. Outside tap. Enclosed by panelled fencing.



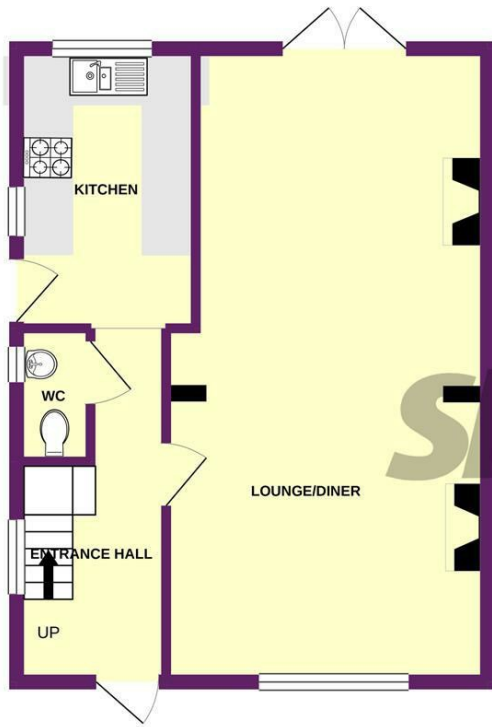
JAF/03.24

MONEY LAUNDERING REGULATIONS 2003 - 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.

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
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.
Made with Metropix © 2020.

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents