

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

Sheen's
The Action Agents



Greenway Frinton-On-Sea, CO13 9AJ

Being offered with NO ONWARD CHAIN and located inside the 'Gates' of Frinton-on-Sea, Sheen's have the pleasure in bringing to market this charming, 1930's built CHARACTER THREE BEDROOM DETACHED HOUSE. The property boasts an abundance of original features throughout and offers two reception rooms, kitchen and utility room, ground floor and first floor bathrooms and a manicured 30' rear garden offering a private and peaceful outside space. Located in this tree lined road, the property is perfectly positioned for a short stroll to the town centre, seafront, local schools, doctors surgery and the mainline railway station with its links to London Liverpool Street. It is the valuers opinion that an internal viewing is highly recommended to appreciate the property which is on offer.

- Three Bedrooms
- Character Property Inside The Gates
- 10'8" UPVC Conservatory
- Ground & First Floor Bathrooms
- 1930's Built With Cavity Wall Insulation
- 30' Manicured Private, Peaceful Rear Garden
- Central Location Close To Amenities & Seafront
- No Onward Chain
- EPC Rating D
- Council Tax Band - D



Price £495,000 Freehold

Accommodation comprises with approximate room sizes:-

Original hardwood entrance door giving access to:-

Hallway

Stair flight to first floor. Built in under stairs storage cupboard with obscured Georgian style double glazed window to side. Burglar alarm system. Radiator. Sealed unit double glazed Georgian style window to side. Door to:-



Lounge

12'3" x 12'3"

Fireplace with surround and hearth. Radiator. Sealed unit double glazed Georgian style window to front.



Dining Room

13' x 11'3"

Herringbone parquet wooden flooring. Radiator. French style doors giving access to:-



Conservatory

10'8" x 10'6"

Part brick base. Pitched self cleaning glass roof. Sealed unit double glazed windows to side and rear aspects. Tiled flooring with underfloor heating. Sealed unit double glazed French style door giving access to rear.



Kitchen

9'6" x 7'2"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for fridge. Space for cooker with extractor hood above. Wall mounted boiler providing heat and hot water throughout. Part tiled walls. Sealed unit double glazed Georgian style window to side. Door to:-



Utility Room

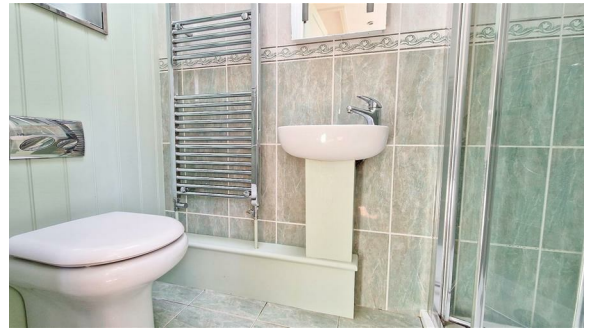
8'3" x 6'6"

Modern units at eye and floor level. Square edge wood effect work surfaces with inset stainless steel butler sink with pull out mono tap. Plumbing for washing machine. Space for tumble dryer. Radiator. Sealed unit double glazed Georgian style door giving access to side. Door to:-



Shower Room

White suite comprises low level w/c. Wash hand basin. Fitted shower cubicle with integrated shower. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan. Velux skylight.



First Floor Landing

Doors to all rooms. Door to:-



Bedroom 1

13'5" x 11'3"

Built in storage cupboard. Built in double wardrobe. Radiator. Sealed unit double glazed Georgian style window to rear.



Bedroom 2

12'2" x 11'3"

Built in wardrobes. Radiator. Two sealed unit double glazed Georgian style window to front.



Bedroom 3

7'3" x 7'3"

Radiator. Sealed unit double glazed Georgian style window to front.



Bathroom

White suite comprises pedestal wash hand basin. Panelled bath with integrated shower and bi-folding shower screen. Part tiled walls. Obscured sealed unit double glazed Georgian style window to rear.



Separate W/C

White low level w/c. Wash hand basin. Part tiled walls. Radiator. Obscured sealed unit double glazed Georgian style window to side.



Outside - Rear

30'

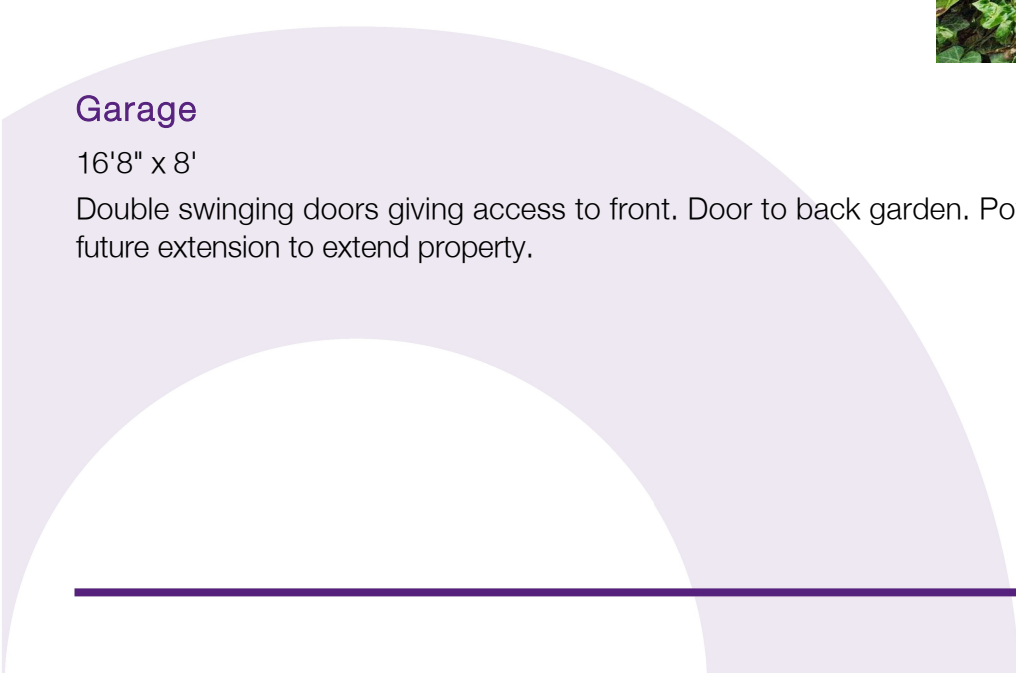
Manicured rear garden. Patio area. Remainder laid to lawn. Borders well stocked with flowers, shrubs and bushes. Further raised patio seating area. Outside tap. Outside power socket. Access to front via side. Enclosed by panelled fencing. Private access door to:-



Garage

16'8" x 8'

Double swinging doors giving access to front. Door to back garden. Power and light connected. Potential for future extension to extend property.



Outside - Front

Well established with pathway leading to entrance door under a storm porch. Part laid to lawn. Array of flowers, shrubs and bushes. Hardstanding area providing off street parking leading to garage.



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

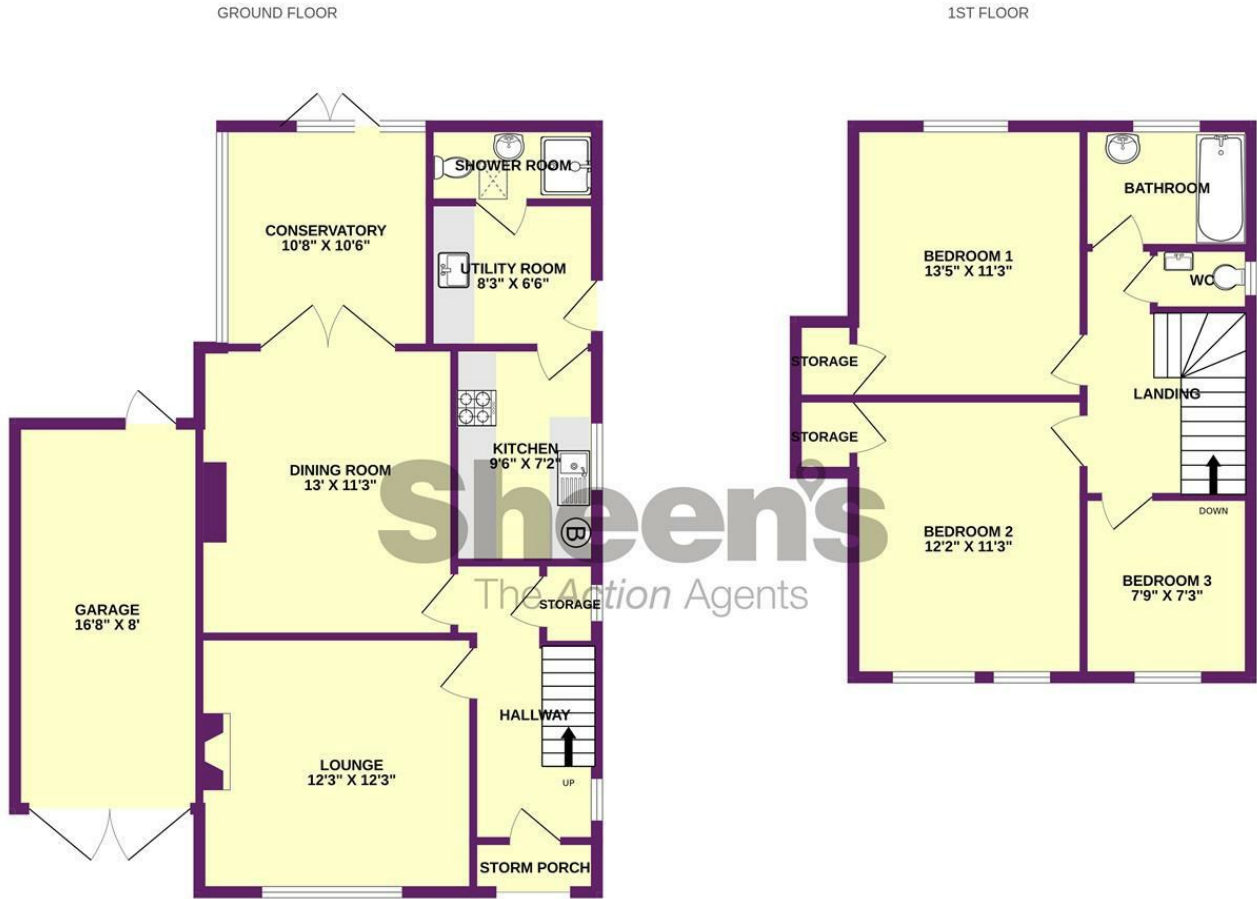
Non-Standard Property Features To Note:

JAF/04.24

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.



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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