

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



Ken Gatward Close Frinton-On-Sea, CO13 9FF

Being offered with NO ONWARD CHAIN and situated inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this 2016 built, THREE BEDROOM DETACHED HOUSE. The property boasts from a light and airy feel throughout and benefits from an en-suite to Master Bedroom, utility room and cloakroom, 18'4" kitchen/dining area and a South Facing garden. The property is also conveniently located on the sought after 'Hamilton Gate' development which is situated approximately half a mile from the mainline railway station with links to London Liverpool Street, shopping amenities in Connaught Avenue and Seafrost. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite To master Bedroom
- 18'4" Integrated Kitchen/Dining Room
- Utility & Cloakroom
- Inside The Gates
- Immaculately Presented Throughout
- Built 2016
- No Onward Chain
- EPC Rating B
- Council Tax Band - D



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door giving leading to:-

Hallway

Stair flight to first floor. Radiator. Door to:-



Lounge

18'5" x 9'10"

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed French style doors giving access to garden.



Kitchen/Diner

18'4" x 11'8"

Fitted with a range of modern matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer and dishwasher. Two radiators. Built in storage cupboard. Two sealed unit double glazed window to side. Sealed unit double glazed window to front. Door to:-



Utility

6'5" x 5'5"

Rolled edge worksurface. Washing machine to remain. Tumble dryer to remain. Wall mounted combination boiler providing heat and hot water throughout. Extractor fan. Radiator. Obscured sealed unit double glazed door giving access to rear. Door to:-



Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin with tiled splashback. Heated towel rail. Extractor fan.



First Floor Landing



Bedroom 1

18'5" x 10' max

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to front. Door to:-



En-Suite

White suite comprises low level w/c. Pedestal wash had basin with tiled splashback. Fitted shower cubicle with wall mounted integrated shower. Tiled splashback. Heated towel rail. Extractor fan.



Bedroom 2

10'7" x 9'

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



Bedroom 3

9' x 7'5"

Radiator. Sealed unit double glazed window to side.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with wall mounted electric shower and fitted shower screen. Tiled splashback. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to front.



Outside - Rear

Patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Wooden potting shed to remain. Enclosed by part brick wall and part panelled fencing. Access to side via gate.



Outside - Side

Hard standing area providing off street parking. Open access to front.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: £296 approx for communal areas.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/05.24

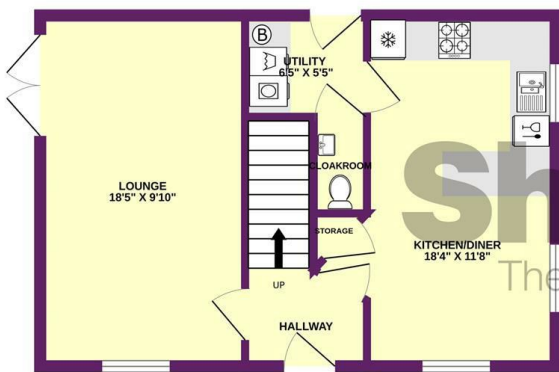
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

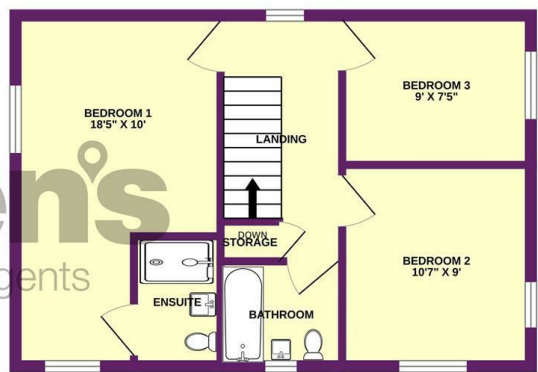
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



1ST FLOOR



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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