



The Meers Frinton-On-Sea, CO13 0RB

Having undergone a full programme of modernisation by the current owner and conveniently located just outside 'Frinton' Gates, Sheen's Estate Agents are delighted in bringing to market this IMMACULATE, THREE BEDROOM DETACHED BUNGALOW. The property benefits from two reception rooms, newly fitted open plan kitchen/lounge/dining area, utility room and a secluded, spacious rear garden. The property is located within two miles of Frinton's mainline railway station, shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Open Plan Kitchen/Lounge Area**
- **Newly Installed Kitchen with Central Island**
- **Utility Room**
- **Conservatory/Dining Room**
- **Newly Installed Gas Central Heating**
- **Newly Installed Electrics**
- **Off Road Parking**
- **Cul-De-Sac Location**
- **Council Tax Band - C / EPC Rating - TBC**



Offers In Excess Of £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Entrance Hall

Two built in storage cupboards. Loft access housing newly installed combination boiler providing heating and hot water throughout. LVT flooring. Radiator. Doors to:



Bedroom One

15'6" x 7'8"

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



Bedroom Two

10'4" x 9'8"

Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



Utility Room

7'5" x 5"

Granite effect hard edge work surface with plumbing for washing machine and tumble dryer under. Space for fridge/freezer. Vinyl flooring. Obscured sealed unit double glazed door to side.



Bedroom Three

7'6" x 6'6"

Radiator. Sealed unit double glazed window to side.



Kitchen/Lounge

22'5" x 17'9" max

Fitted with a range of matching wooden hard edge work surfaces. Inset butler sink with wooden drainer. Space for rangemaster with fitted extractor hood above. Built in eye level electric oven. Built in microwave. Further selection of matching units both at eye and floor level. Central island housing power points with cupboards and wine rack under. Integrated fridge/freezer. Integrated dishwasher. Part tiled walls. LVT flooring. Wall mounted electric fireplace. Spotlights. Two radiators. Obscured sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to rear garden. Open access to:



Alternate Kitchen/Lounge View



Conservatory/Dining Room

11'1" x 10'7"

LVT flooring. Wall lights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double 'French' style doors leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Raised borders stocked with an array of flowers and shrubs. Shed to remain. Outside light. Outside tap. Access to front via both sides. Further shingled area for easy low maintenance. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for two vehicles. Remainder laid to lawn with potential for additional parking. Beds stocked laid to soil stocked with flowers. Part paid to shingle providing easy low maintenance. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

Section 21 - Relative

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is a relative of Sheen's Estate Agents.

JD/06.24

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.

GROUND 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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