



Garden Road Frinton Homelands, CO14 8RP

Being offered with NO ONWARD CHAIN and situated on the popular 'Frinton Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented EXTENDED THREE/FOUR BEDROOM DETACHED HOUSE. The property boasts a large 25'7" lounge/diner with window aspects to front and rear, ground floor playroom/bedroom four, cloakroom and off street parking leading to an integral garage. The property is conveniently located within walking distance of The Triangle Shopping Centre and is within one and a quarter miles of Frinton's Mainline Railway Station, Town Centre and Seafront. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- Three/Four Bedrooms
- Ground Floor Bedroom/Play Room
- 25'7" Lounge/Diner
- Modern Integrated Fitted Kitchen
- Ground Floor Cloakroom
- Modern Fitted Bathroom
- Frinton Homelands Development
- Off Street Parking & Garage
- No Onward Chain
- EPC Rating E/Council Tax Band - D



Price £305,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured composite entrance door giving access to:-

Entrance Porch

Part wood panelled walls. Door to:-

Hallway

Stair flight to first floor. Under stairs storage cupboard. Wood flooring. Radiator. Door to:-



Kitchen

15' x 9'6"

Fitted with a range of modern matching fronted units. Quartz worksurfaces. Inset ceramic butler sink with mixer tap. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated microwave, dishwasher, fridge/freezer and washing machine. Feature panel radiator. Sealed unit double glazed window to rear and side aspect. Obscured sealed unit double glazed door giving access to rear.



Lounge/Diner

25'7" x 11'

Wood flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed patio doors giving access to rear.



Bedroom 4 / Play Room

20'09" x 12' max nar to 5'3"

Radiator. Two sealed unit double glazed windows to side. Sealed unit double glazed window to front.



Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawer under. Obscured sealed unit double glazed window to rear.



First Floor Landing

Built in airing cupboard. Built in double length storage cupboard. Loft access. Obscured sealed unit double glazed window to side. Door to:-



Bedroom 1

12'1" x 9'1" to wardrobe + door recess

Built in wardrobe with sliding doors. Radiator. Sealed unit double glazed window to front.



Bedroom 2

12'1" max x 11'

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bedroom 3

11'5" x 6'8"

Radiator. Sealed unit double glazed window to front.



Bathroom

Modern suite comprises low level w/c. Vanity wash hand basin. Panelled bath with shower attachment and rainfall shower. Part tiled walls. Heated towel rail. Extractor fan. Obscured Sealed unit double glazed window to rear.



Outside - Rear

Part patio area. Part raised shingled seating area. Remainder laid to lawn. Enclosed by panelled fencing. Access to front via side.



Outside - Front

Part shingled area. Hard standing area providing off street parking leading to garage. Pathway leading to entrance door.

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.



GROUND FLOOR

1ST FLOOR



Sheen's
The Action Agents

GARDEN ROAD

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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