



Walden Way Frinton-On-Sea, CO13 0BJ

Situated in this sought after non estate position, just outside the Frinton 'Gates', Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is in need of some modernisation and is conveniently located within half mile of Frinton's town centre with shopping amenities in Connaught Avenue, mainline railway station with links to London Liverpool Street and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Conservatory
- Secluded South East Facing Garden
- Modernisation Required
- Garage & Off Road Parking
- Bathroom & Separate WC
- Sought After Location
- Frinton-on-Sea
- Council Tax Band - C
- EPC Rating - D



Price £275,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Sealed unit double glazed windows to side and front. Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Loft access. Radiator. Doors to:



Bedroom One

12'4" x 10'3"

Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

10'3" x 9'10"

Radiator. Sealed unit double glazed window to front.



Separate WC

Low level WC. Wash hand basin. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Bathroom

Pedestal wash hand basin. Enclosed panelled bath. Built in airing cupboard. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

10'4" x 9'10"

Fitted with a range of matching fronted units. Roller edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Fully tiled walls. Plumbing for washing machine. Space for fridge/freezer. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to side leading to rear garden.



Lounge

13'11" x 12'3"

Sealed unit double glazed ceiling window with further velux window above. Radiator. Sealed unit double glazed sliding patio door leading to:



Conservatory

16'5" x 9'5"

Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



Outside - Rear

South East Facing. Part concrete and paving. Remainder laid to lawn. Beds stocked with an array of flowers, trees, shrubs and bushes. Private access and up and over door to garage. Access to front via side gate. Outside tap. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Hard standing concrete area providing off street parking. Remains laid to an array of shrubs, bushes and trees.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

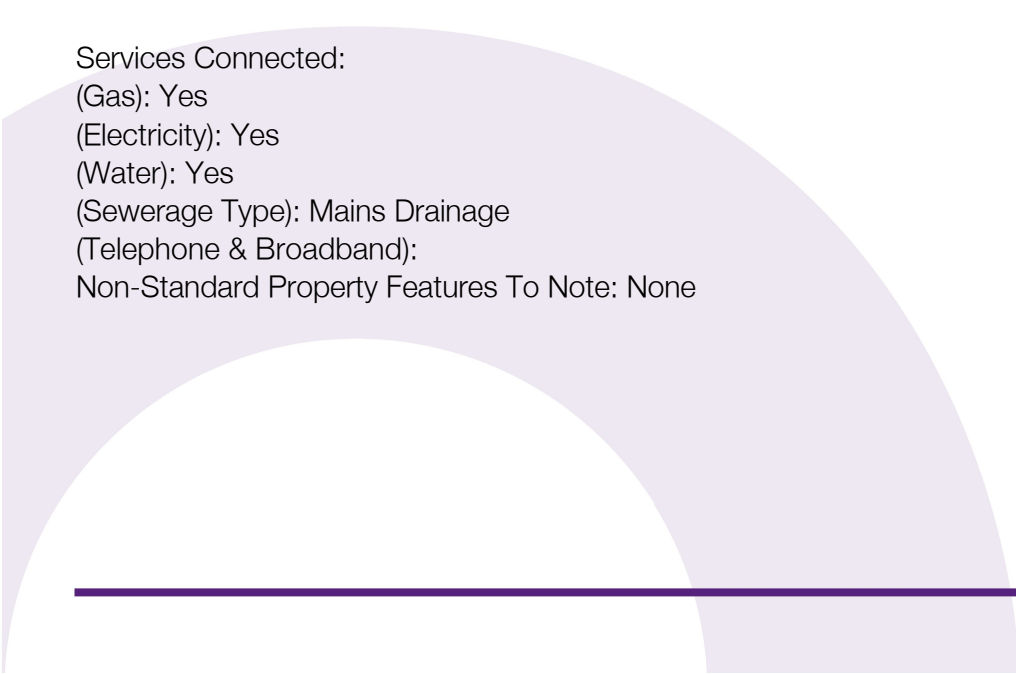
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



JD/07.24

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



WALDEN WAY

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 ©2024

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