



Walden Way Frinton-On-Sea, CO13 0BH

Sheen's Estate Agents have the pleasure in offering for sale this beautifully presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is located on the outskirts of Frinton-on-Sea in a quiet non-estate position and is conveniently located within a short stroll of the Seafront, shopping amenities at the 'Triangle' shopping centre and Frinton's town centre and within easy reach of bus routes and the railway station. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- 15'9" x 11'5" Lounge/Diner
- 10'8" x 8'7" Kitchen
- Modern Bathroom Suite
- Fully Double Glazed
- Newly Fitted Combination Boiler
- Garage & Off Road Parking
- South Facing Rear Garden
- No Onward Chain
- Council Tax Band - C / EPC Rating - D



Price £319,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite door leading to:-

Entrance Hall

Built in storage cupboard. LVT flooring. Loft access. Doors to all rooms. Door to:-



Bedroom 1

11'5" x 11'5"

Radiator. Sealed unit double glazed window to front.



Bedroom 2

10'8" x 8'

Radiator. Sealed unit double glazed bay window to front.



Lounge/Diner

15'9" x 11'5"

Log burner. LVT flooring. Radiator. Sealed unit double glazed sliding patio door leading to rear garden.



Bathroom

Newly fitted white suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with mixer tap and separate shower attachment. Built in storage cupboard. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen

10'8" x 8'7"

Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring gas hob. Built in electric eye level double oven. Further selection of matching units at both eye and floor level. Part tiled walls. Tiled flooring. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door to side leading to:-



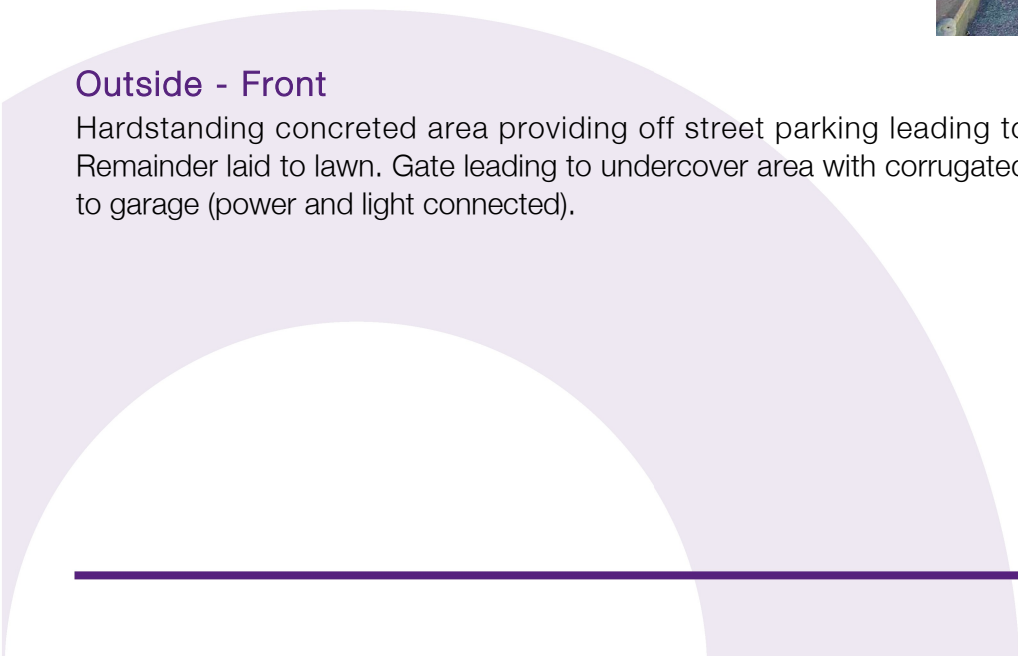
Outside - Rear

South facing. Part paved area. Part laid to shingle. Remainder laid to lawn. Beds stocked with flowers and shrubs. Tap. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hardstanding concreted area providing off street parking leading to garage with an up and over door. Remainder laid to lawn. Gate leading to undercover area with corrugated plastic roof with private access door to garage (power and light connected).



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

JD/08.24

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
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.

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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