

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



Elm Tree Avenue Walton On The Naze, CO14 8TF

Situated in a non-estate position and within walking distance of shopping amenities at the 'Triangle' shopping centre, Sheen's Estate Agents have the pleasure in offering for sale this well presented, THREE BEDROOM SEMI-DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is conveniently situated close to Primary and Secondary schools and is within one mile of Frinton's mainline railway station with links to London Liverpool Street, Seafront and further shopping amenities in Connaught Avenue. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Spacious Lounge/Diner
- Extended
- Ground Floor Cloakroom
- Garage & Off Road Parking
- Non-Estate Position
- Close To 'Triangle' Shopping Centre
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D

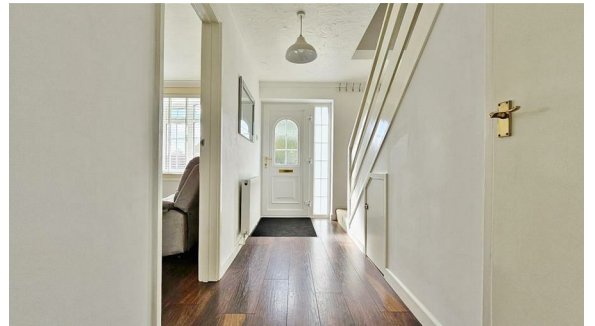


Price £285,000 Freehold

Accommodation comprises with approximate room sizes:-

Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side. Obscured side panelled sealed unit double glazed window to front. Door to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and high gloss cupboard under. Part tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge/Diner

23'9" x 11'8"

Laminate flooring. Two radiators. Sealed unit double glazed bay window to front. Sealed unit 'French' style doors leading to rear garden.



Kitchen

10'10" x 9'6"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with fitted extractor hood above. Further selection of matching units both at eye and floor level. Built in larder cupboard with integral shelving. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side and rear. Sealed unit double glazed door leading to:



Lobby

8'8" x 6'11"

Tiled flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed doors to side and rear leading to outside front and rear garden.



Landing

Loft access. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Obscured sealed unit double glazed window to side. Door to:



Bedroom One

12'5" x 11'10" into dr

Radiator. Sealed unit double glazed window to front.



Bedroom Two

11'9" x 11"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9'5" x 5'11"

Open wardrobe area. Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Outside- Rear

Part paved and raised decking area. Remainder laid to lawn. Beds laid to soil. Private access door to garage with power/light connected. Outside tap. Outside light. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles. Remainder laid to lawn. Access to side area via side gate.

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

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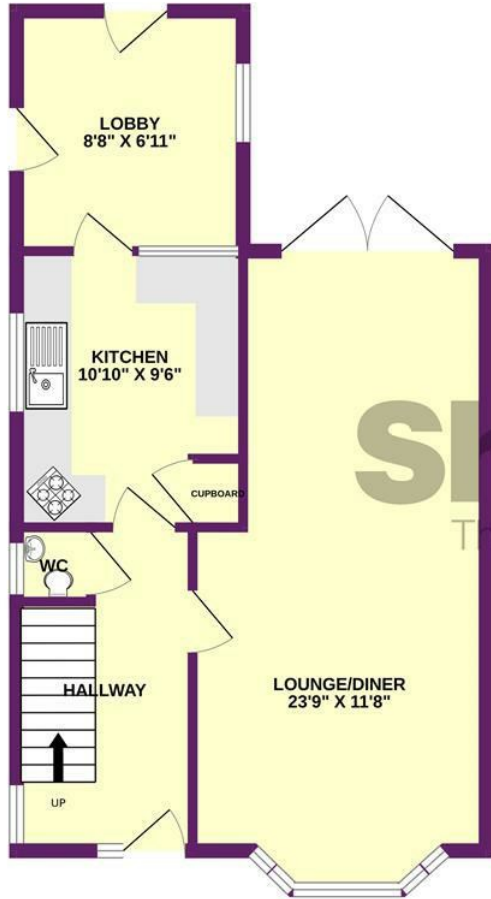
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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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