



## Old Road Frinton-On-Sea, CO13 9BZ

Located inside Frinton's Prestigious Gates', Sheen's Estate Agents have the pleasure in offering for sale this character filled, FOUR BEDROOM DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is in need of a full programme of modernisation with potential for a stunning family home. The property is also perfectly positioned for a short stroll to the shopping amenities in the Town Centre, Seafront and Mainline Railway Station. It is in the valuers opinion an early viewing is strongly advised to avoid disappointed.

- **Four Bedrooms**
- **Character Property**
- **16" x 11'8" Lounge**
- **Dining Room**
- **Ground Floor Cloakroom**
- **Moderinsation Required**
- **Inside the Gates**
- **Garage & Off Road Parking**
- **No Onward Chain**
- **EPC Rating E**



**Price £400,000 Freehold**



DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Obscured sealed unit double glazed window to front. Doors to:



### Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to side.

---

## Lounge

16" x 11'8"

Marble feature surround. Wall lights. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Double doors leading to:



## Dining Room

12" x 12"

Serving hatch. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden.





## Kitchen

11'3" x 8"

Fitted with a range of matching wooden fronted units. Wooden rolled edge work surfaces. Inset double sink. Space for cooker. Further selection of matching units at eye level. Part tiled walls. Vinyl flooring. Floor mounted boiler providing heating and hot water throughout. Plumbing for washing machine and dishwasher. Under stairs storage cupboard. Obscured hardwood door to side.



## Landing

Loft access. Sealed unit double glazed window to side. Doors to:



## Master Bedroom

13'7" x 12"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.





### Bedroom Two

12" x 8"

Radiator. Sealed unit double glazed window to rear.

### Bedroom Three

11'4" x 8"

Radiator. Sealed unit double glazed window to side and rear.

### Bedroom Four

9'10" x 7'3"

Radiator. Sealed unit double glazed window to side.

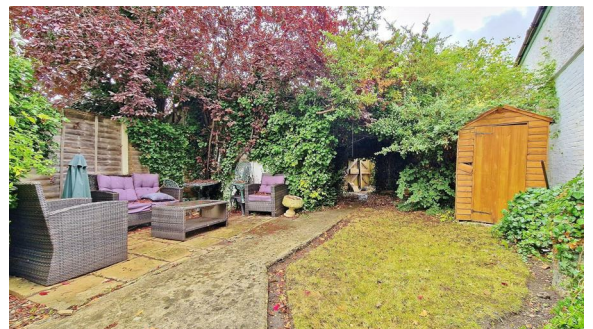
### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Built in storage cupboard. Obscured sealed unit double glazed window to front.



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Access to front via both sides. Enclosed by panelled fencing.





### Alternate Rear View



### Outside - Front

Part paved with pathway leading to entrance door. Remainder laid to lawn. Enclosed by trees and hedges.

### Agents Note

We have been advised by the current seller that the property has suffered with subsidence caused by the Oak tree in the garden and surrounding shrubs. An insurance claim has been made and remedial works will be done to the property in order to make it structurally sound. Currently the drainage has been done and further work is in progress. The transfer of work can also be carried out so the work can continue. Any questions please give us a call to discuss further.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Is The Property Shared Ownership: No

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/09.22

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.

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.

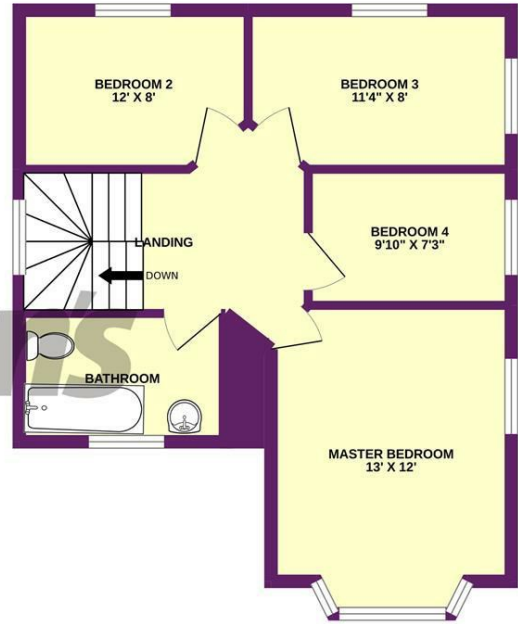




GROUND FLOOR



1ST FLOOR



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 ©2022

## 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