

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Blaine Drive Frinton-On-Sea, CO13 0UR

**** IMMACULATELY PRESENTED ****
Situated on the popular 'FRIETUNA' development and having undergone a full programme of modernisation by the current owners, Sheen's Estate Agents have the pleasure in offering for sale this beautifully presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts being immaculately presented throughout and, offering a corner plot position. Conveniently located one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street, an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Beautifully Landscaped Rear Garden
- Newly Installed Double Glazing
- Newly Installed Electrics
- Newly Installed Gas Central Heating
- Garage & Off Street Parking
- Popular 'Frietuna' Development
- High Specification Throughout
- Council Tax Band - D
- EPC Rating - D



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

Porch

Vinyl flooring. Sealed unit double glazed windows to side and front aspect. Composite door leading to:



Entrance Hall

Loft access with pull down ladder housing power/light. Amtico flooring. Radiator. Doors to:



Bedroom One

13'6 x 11'4

Fitted bespoke wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front with fitted shutters.



Bedroom Two

11'7 x 8'3

Fitted bespoke wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front with fitted shutters.



Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted double length shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Built in storage cupboard. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

15'3 x 14'7

Fitted surround with featured fireplace. Amtico flooring. Wall lights. Two radiators. Obscured sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to:



Conservatory

13'8 x 7'10

Laminate flooring. Wall lights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio doors leading to rear garden.



Kitchen

10'2 x 8'2

Fitted with a range of matching high gloss fronted units. Granite effect work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring induction hob with self cleaning electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Under cupboard lighting. Granite effect splash back. Amtico flooring. Plumbing for washing machine. Space for fridge/freezer. Built in storage cupboard. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to:



Lobby

Tiled flooring. Obscured sealed unit double glazed door to front and rear allowing access. Sliding door leading to:

Garage

17'4 x 8'2

Power/light connected. Obscured sealed unit double glazed door leading to:



Outside - Rear

Beautifully landscaped rear garden. Part paved area. Remainder laid to lawn. Edged borders laid to soil with planted flowers and shrubs. Outside light. Outside tap. Private access door to garage. Shed to remain. Access to side via side gate. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Tarmac area providing off street parking leading to garage with electric roller door. Remainder laid to block paving providing additional off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/10.24

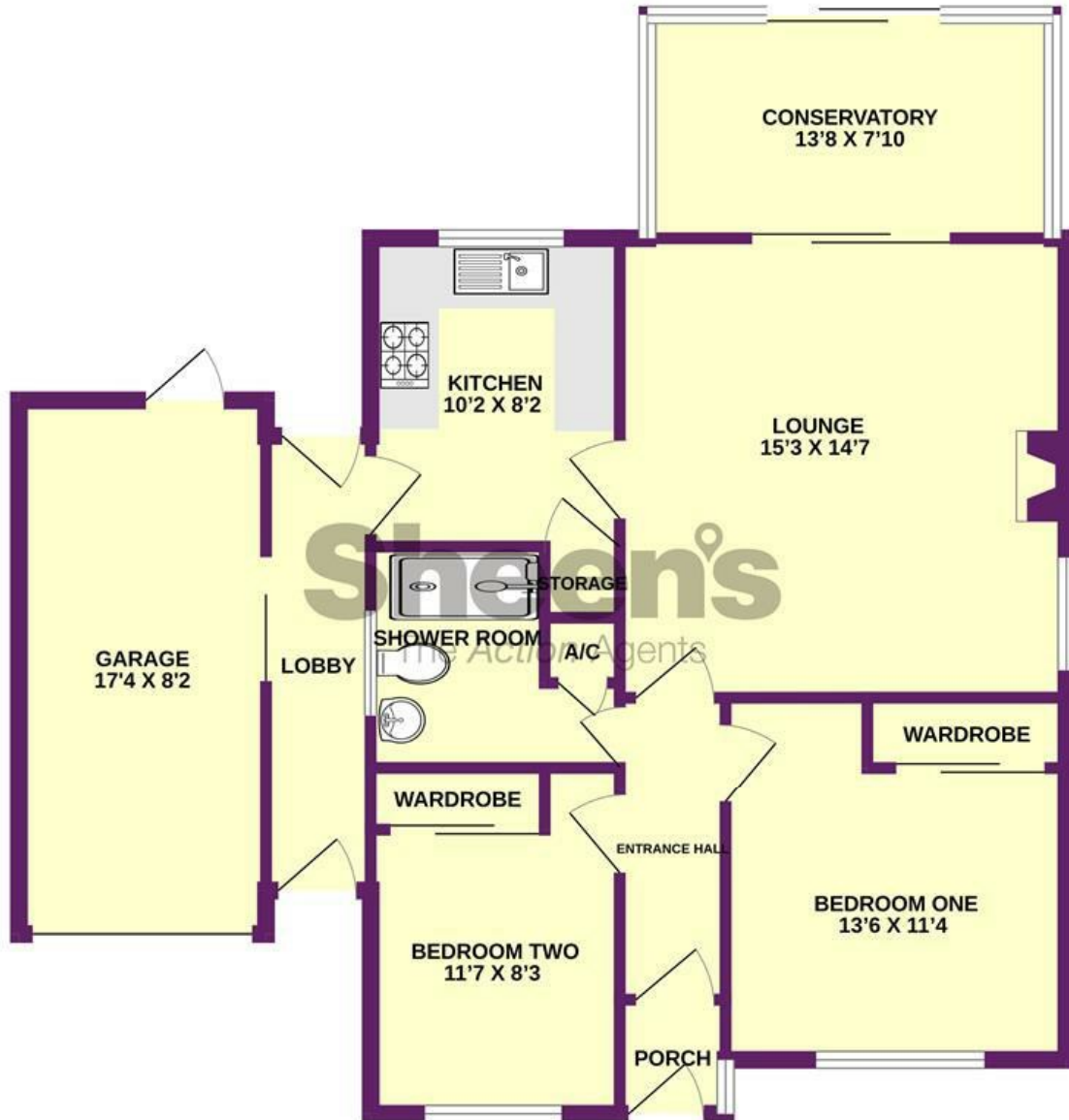
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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