



Pole Barn Lane Frinton-On-Sea, CO13 9NH

Having undergone an extensive programme of renovation throughout, this stunning, character filled TWO BEDROOM MID TERRACED HOUSE is now available and being offered with NO ONWARD CHAIN. The property is located inside Frinton's Gates and is perfectly positioned within a short stroll of the Seafront, shopping amenities in Connaught Avenue and the mainline railway station. The property boasts open plan living to the ground floor, a newly fitted, fully integrated modern kitchen with French doors leading to a south facing rear garden. In addition to this there is a ground floor cloakroom, full rewiring throughout and a new central heating system installed. The property won't be around for long so an early viewing is strongly advised to avoid disappointment.

- Fully Modernised Character Property
- Two Bedrooms With Fitted Wardrobes
- Newly Installed Double Glazing Throughout
- Fully Re-Wired & New Central Heating System
- Close To Seafront & Amenities
- Off Street Parking
- No Onward Chain
- South Facing Rear Garden
- Must Be Viewed
- EPC Rating D



Price £299,995 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Hardwood entrance door giving access to:

Entrance Hallway

Wood flooring. Stair flight to first floor. Feature panel radiator. Door leading to:

Lounge

12'1" x 10'10"

Feature fireplace with inset log burner. Built in storage cupboard. Wood flooring. Feature panel radiator. Sealed unit double glazed window to front. Open access to:



Dining Area

12'2" x 8'7"

Built in under stairs storage cupboard. Wood flooring. Spot lights.
Open access leading to:



Kitchen

10'1" x 8'7"

Newly fitted full integrated kitchen. Matching units at eye and floor level. Squared edge work surfaces. Inset four ring electric hob with fitted extractor fan above. Built in eye level oven. Inset bowl sink drainer unit with mixer tap. Integrated fridge/freezer, washing machine and slim line dishwasher. Fitted shelving. Part tiled walls. Wood flooring. Full length feature panel radiator. Sealed unit double glazed 'French' style doors giving access to rear garden. Door to:



Alternate Kitchen Views



Cloakroom

Low level W/C with integrated cistern with vanity wash hand basin above with mixer tap. Wall mounted mirror with sensor light. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to rear.



First Floor Landing

Loft access with pull down ladder housing newly installed combination boiler. Doors to:



Master Bedroom

12'9" max x 10'2"

Fitted his and her wardrobes. Built in over stairs storage cupboard. Feature panel radiator. Two sealed unit double glazed windows to front.



Bedroom Two

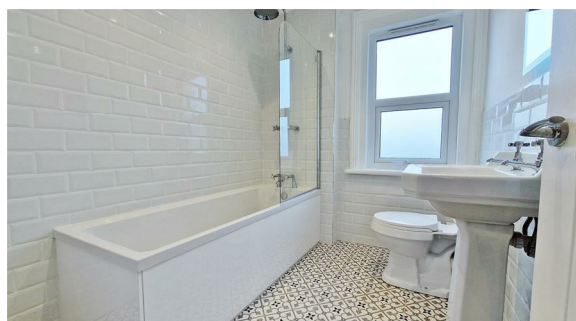
10'8" x 7'1"

Fitted wardrobe. Feature panel radiator. Sealed unit double glazed window to rear.



Bathroom

Newly fitted with a white suite comprising of a low level W/C. Pedestal wash hand basin. Panelled bath with mixer tap and integrated over head 'rainfall' shower. Fitted glass shower screen. Part tiled walls. Tiled flooring. Heated towel rail. Wall mounted mirror with sensor light. Obscured sealed unit double glazed window to rear.



Outside - Rear

South facing. Newly laid patio seating area. Remainder laid to lawn. Further hard standing patio area. Raised beds enclosed by railway sleepers. Enclosed by panel fencing. Outside lights.



Outside - Front

Shingled area proving off street parking. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold - The property is being sold with Possessory Title. An Indemnity Policy will be provided via the solicitors.

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains Supply

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

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.

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.



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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

