

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



Greenway Frinton-On-Sea, CO13 9AL

Located in a sought after position inside Frinton's 'Gates', Sheen's Estate Agents have the pleasure in bringing to market this character filled FIVE BEDROOM SEMI-DETACHED PERIOD PROPERTY. This family home is perfectly positioned within a five minute walk of St Philomena's School and is also within short walking distance of the seafront, shopping amenities in Connaught Avenue and the mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Five Bedrooms
- Two Reception Rooms
- Ground Floor WC & First Floor Bathroom
- Potential For En-Suites
- Character Property
- Detached Garage & Ample Off Road Parking
- Inside Frinton Gates
- Secluded Rear Garden
- Council Tax Band - D
- EPC Rating - D



Price £535,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Laminate flooring. Wall light. Windows to all aspects. Obscured sealed unit double glazed door leading to:



Hallway

Stair flight to all floors. Under stairs storage cupboard. Amtico flooring. Radiator. Obscured sealed unit double glazed window to side. Door to:



Lounge

14'6" into bay x 12'11"

Wood mantle with inset open fire under and tiled hearth. Amtico flooring. Radiator. Sealed unit double glazed bay window to front.



Dining Room

12'10" x 12"

Amtico flooring. Radiator. Sealed unit double glazed window to side. Open access to:



Kitchen

12'8" x 9'6"

Fitted with a range of matching bespoke fronted units. Wooden work surfaces. Inset butler sink and double drainer. Rangemaster to remain. Plumbing for washing machine and dishwasher. Further selection of matching bespoke units both at eye and floor level. Part tiled walls. Tiled flooring. Integral shelving. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden. Open access to inner hall with door leading to:



Cloakroom

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



First Floor Landing

Stair flight to second floor. Built in storage cupboard. Radiator. Sealed unit double glazed window to side. Door to:



Bedroom 1

14'6" into bay x 12'11"

Vanity wash hand basin with cupboard under. Tiled splashback. Built in wardrobe with sliding door. Radiator. Sealed unit double glazed bay window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



Bedroom 2

12'9" x 9'6"

Vanity wash hand basin with cupboard under. Tiled splashback. Radiator. Sealed unit double glazed window to side.



Bedroom 3

10" x 7'1"

Built in wardrobe. Radiator. Sealed unit double glazed window to side.



Second Floor Landing

Loft access. Doors to:

Bedroom 4

13'2" max x 9'10"

Built in eaves storage cupboard. Radiator. Sealed unit double glazed window to side.



Bedroom 5

13'2" x 9'9" max

Built in eaves storage cupboard housing boiler providing heating and hot water throughout. Laminate flooring. Radiator. Sealed unit double glazed window to side.



Outside - Rear

Part paved areas. Remainder laid to lawn. Beds laid with some shrubs and trees. Shed to remain. Summerhouse to remain. Water feature. Private access door to garage with power/light connected. Outside lights and sockets. Featured brick wall. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to detached garage with up and over door. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Enclosed by panelled fencing and featured brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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

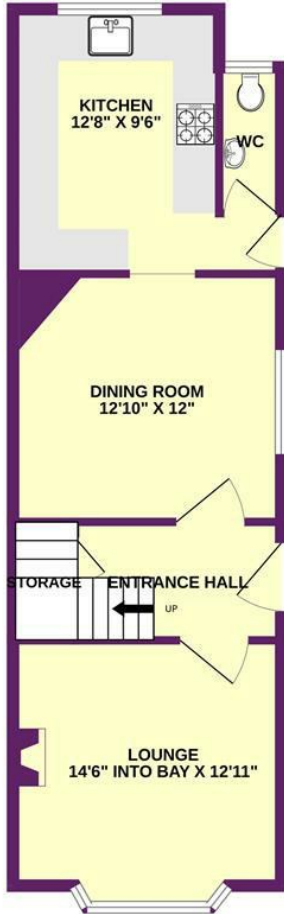
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



2ND 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.
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Selling properties... not promises

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