



## Temple Close Frinton-On-Sea, CO13 0BN

Being offered with NO ONWARD CHAIN and situated in a sought-after quiet cul-de-sac in the seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is positioned on a lovely CORNER PLOT befitting from potential scope to improve and is also conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Extended Lounge/Diner
- Corner Plot Position
- Conservatory
- Garage & Parking
- Sought After Position
- Modernisation Required
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £265,000 Freehold**

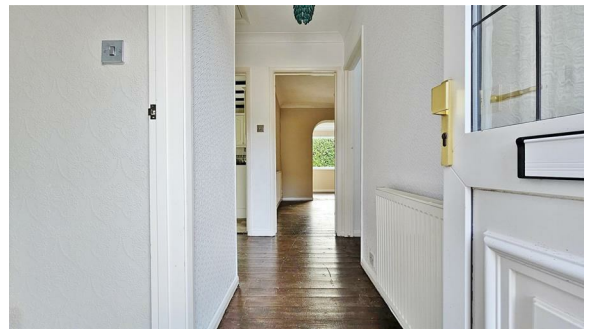
Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

## Hallway

Wooden floors. Built in storage cupboard. Loft access. Radiator.

Doors to:



## Bedroom One

12'5" x 10'4"

Wooden floors. Radiator. Sealed unit double glazed bay window to front.



## Bedroom Two

10'3" x 9'3"

Fitted wardrobes. Wooden floors. Radiator. Sealed unit double glazed window to front.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with sliding doors and wall mounted shower attachment. Built in airing cupboard housing wall mounted boiler providing heating and hot water throughout. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Lounge/Diner

16'10" x 13"

Fireplace. Wooden floors. Fitted shelving. Two radiators. Sealed unit double glazed window to rear.



## Kitchen

10'4" x 9'9"

Fitted with a range of matching white fronted units. Granite effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Glass display cupboards. Space for fridge. Fully tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to:



## Conservatory

10'3" x 10"

Tiled flooring. Radiator. Sealed unit double glazed windows to all aspects. Sealed unit double glazed 'French' style doors leading to:



### Outside - Side

Part paved and shingle area. Remainder laid to lawn. Beds stocked with an array of shrubs and trees. Access to front via side gate. Enclosed by panelled fencing. Open access to:



### Outside - Rear

Majority laid to shingle with raised beds stocked with shrubs and trees. Outside tap. Private access door to garage with power/light connected.



### Outside - Front

Corner plot position laid to paving and shingle. Hard standing concrete area providing off street parking for two vehicles leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to shrubs and bushes.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

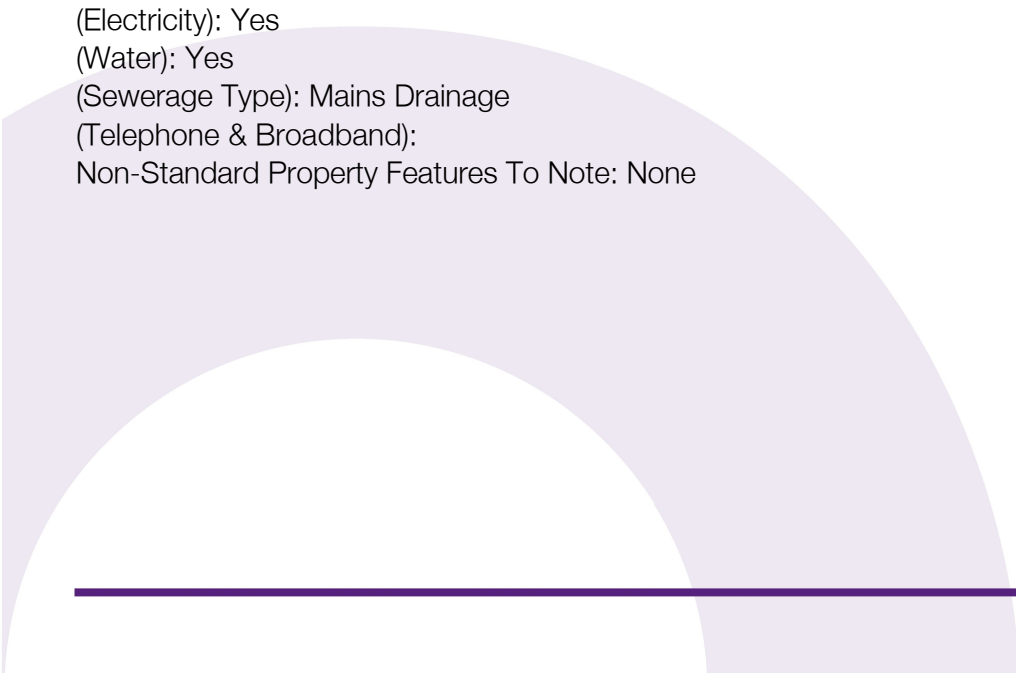
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



**JD/10.24**

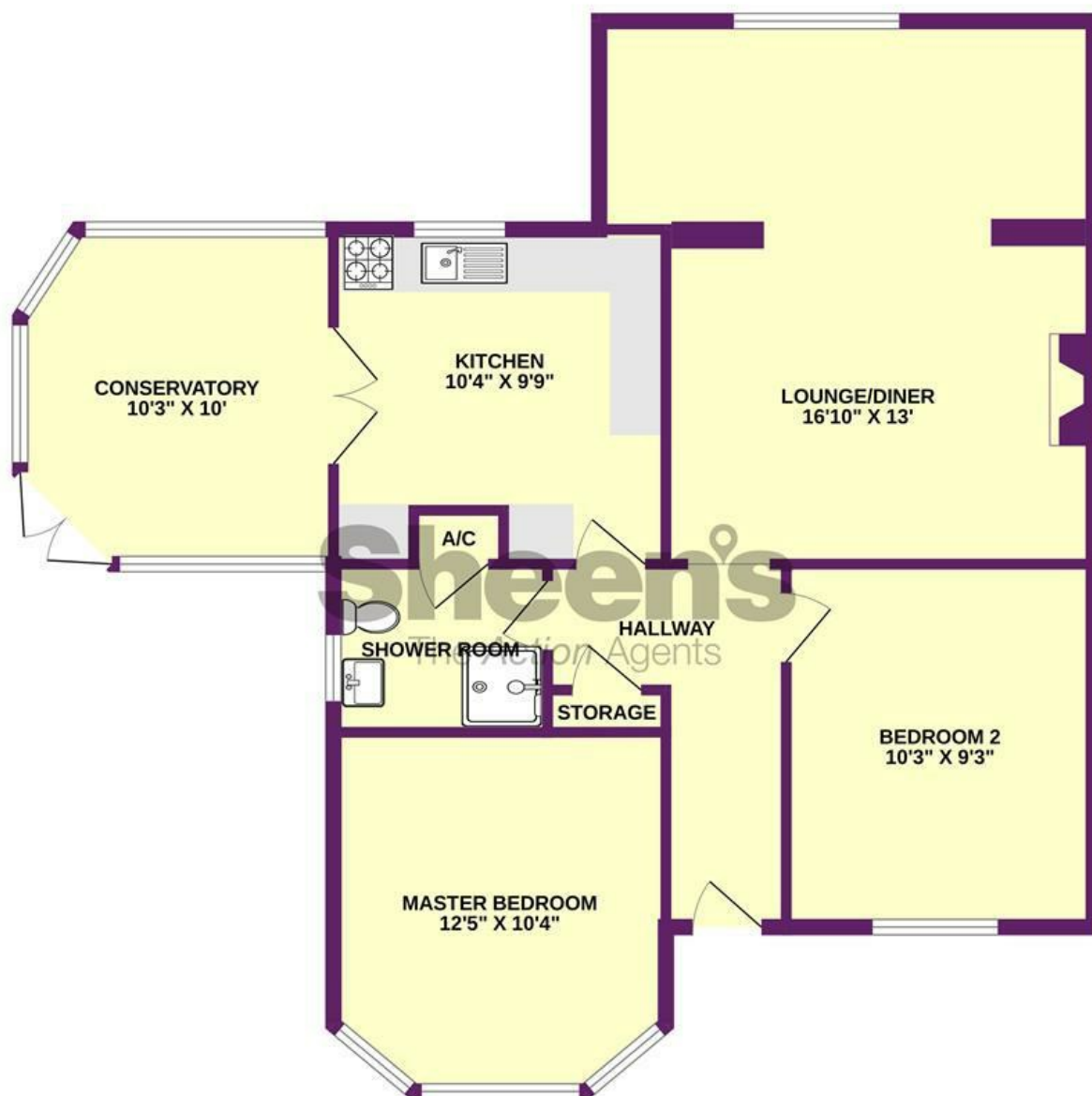
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.  
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## Selling properties... not promises

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**Sheen's**  
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