



Ken Gatward Close Frinton-On-Sea, CO13 9FF

Located inside the prestigious 'GATES' of Frinton-on-sea, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented FOUR BEDROOM SEMI-DETACHED TOWN HOUSE. This spacious property offers 1140 square feet of living accommodation and is perfectly located within a short stroll of Frintons 'Greensward', Seafront and town centre with its range of shopping amenities. The mainline railway station with its direct links to London Liverpool Street is within quarter of a mile from the property and an early viewing is strongly advised to avoid disappointment.

- Four Bedrooms
- En-Suite To Master Bedroom
- Distant Sea Views
- Kitchen/Diner/Lounge
- Ground Floor Cloakroom
- Inside The Gates
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating B
- Council Tax Band E



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance leading to:

Entrance Hall

Stair flight to first floor with built in under stairs storage. Built in storage cupboard. Wood flooring. Radiator. Doors to:



Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Tiled splash backs. Radiator.



Lounge/Diner/Kitchen

25'8" x 16'7" nar to 9'4"

Kitchen Area

Fitted with a range of white fronted units. Wood effect rolled edge work surfaces. Inset one and half bowl stainless steel sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Integrated dishwasher. Integrated fridge. Wood flooring. Open plan to:



Lounge Area

Wood flooring. Two radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors giving access to rear.



First Floor

Landing

Stair flight to second floor. Doors to:



Bedroom Two

13'5" x 9'7"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

12' x 9'7"

Radiator. Sealed unit double glazed window to front.



Bedroom Four/Office

9'9" x 6'8"

Fitted shelving. Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Paneled bath. Tiled splash backs. Obscured sealed unit double glazed window to front.



Second Floor



Master Bedroom

16'10" max x 13'1" max

Built in wardrobe with mirrored sliding doors and further built in storage cupboards and drawers. Sealed unit double glazed window to front with distant Sea views. Sealed unit double glazed skylight to rear. Loft access. Radiator. Doors to:



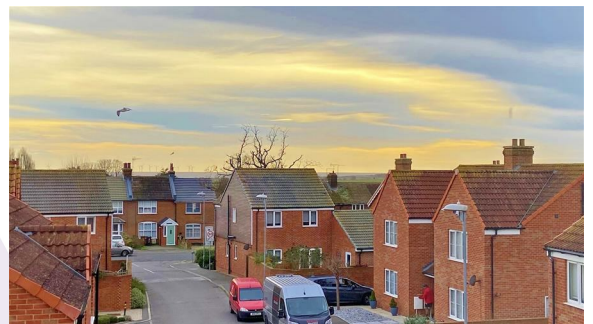
En-Suite

White suite comprising of W/C. Pedestal wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated shower. Tiled splash backs. Wood flooring. Radiator. Two double glazed skylights.



Outside - Front

Shingled beds stocking flowers, shrubs and bushes, Pathway leading to entrance door. Hard standing area providing off street parking for two vehicles leading to garage with an up and over door. Access to rear via side.



Outside - Rear

Paved patio area. Remainder laid to lawn. Enclosed by panel fencing. Private access door leading to garage.



Garage/Utility

Power and lighting connected. Fitted with a range of matching fronted storage cupboards. Marble effect rolled edge work surface. Plumbing for washing machine. Space for tumble dryer. Water supply. Loft access offering further storage area. Up and over door giving access to front.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

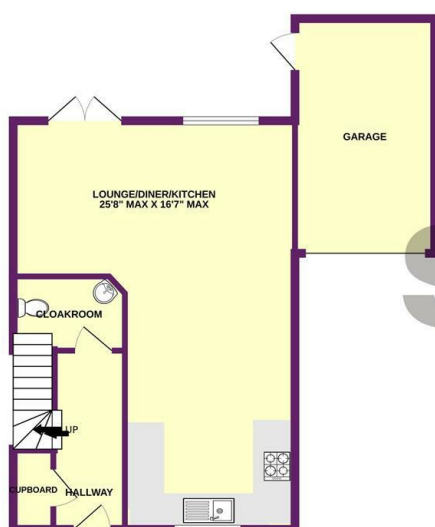
Non-Standard Property Features To Note:

JD/12.24

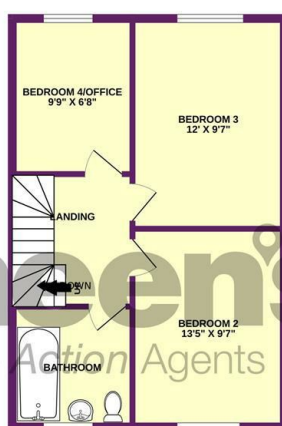
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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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