



Cedar Close Frinton Homelands, CO14 8NJ

Situated on the popular 'Frinton Homelands' development and within easy reach of the SEAFRONT, Sheens Estate Agents have the pleasure in offering for sale this beautifully presented TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property offers spacious accommodation throughout with a 14'7" lounge opening into a 14'4" conservatory which overlooks a manicured manageable rear garden. Conveniently there are shopping amenities at the Triangle Shopping Centre which are within a quarter of a mile and Frinton's town centre and mainline railway station with links to London Liverpool Street are within one and a quarter miles of the property. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Quiet Cul-De-Sac Position
- Close To Seafront & Shopping Amenities
- Newly Fitted Kitchen
- 14'7" x 11' Lounge
- 14'4" x 8'9" Conservatory
- Beautifully Presented Easily Maintained Garden
- Ample Off Street Parking & Garage
- EPC Rating D
- Council Tax Band - C



Price £277,500 Freehold

Accommodation comprises with approximate room sizes:-

Composite entrance door leading to:-

Entrance Porch

Obscured sealed unit double glazed door leading to:-

Hallway

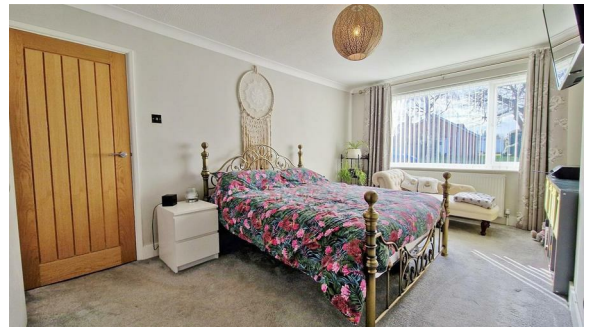
Built in storage cupboard. Loft access. Wood flooring. Radiator.
Door to:-



Bedroom 1

17' x 10'10"

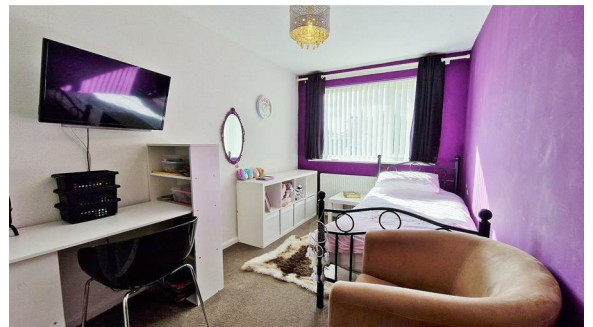
Radiator. Sealed unit double glazed window to front.



Bedroom 2

13'8" x 8'

Radiator. Sealed unit double glazed window to front.



Shower Room

White suite comprises low level w/c. Vanity wash hand basin. Fitted shower cubicle with integrated controls and overhead rainfall shower with separate attachment. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Two obscured sealed unit double glazed windows to side.



Kitchen

12'6" x 10'6" max

Newly fitted with a range of modern matching fronted units. Square edge worksurfaces. Inset four ring induction hob with extractor hood above. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated microwave. Built in eye level oven. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Part tiled walls. Feature radiator. Sealed unit double glazed window to rear. Open access to conservatory.



Lounge

14'7" x 11'

Radiator. Open access leading to:-



Conservatory

14'4" x 8'9"

Pitched polycarbonate roof. Wood flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door leading to rear.



Outside - Rear

Large patio entertaining area. Part laid to lawn. Beds well stocked with flowers and shrubs and bushes. Wooden storage shed. Outside socket. Double swinging gates leading to front. Private access door leading to:-



Garage

Power and lighting connected on a separate fuse board. Shelving. Window to rear.

Outside - Front

Mainly laid to lawn. Hardstanding driveway providing off street parking for several vehicles leading to garage via double swinging gates.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/03.25

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 - £150 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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