



Branscombe Close Frinton-on-Sea, CO13 9LE

Offering distant SEA VIEWS from the front of the property and located inside the Frinton 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM MID-TERRACE HOUSE. Located in a quiet, no through road the property boasts a 15'2" x 15' lounge, utility/cloakroom, 9'6" conservatory and an approx 75' rear garden. The property is conveniently located within half a mile of shopping amenities in Connaught Avenue with its array of shopping amenities, Seafront and mainline railway station with it's direct link to London Liverpool Street.

- Three Bedrooms
- Distant Sea Views
- 15'5" x 15' Lounge
- Utility/Cloakroom
- UPVC Double Glazed Conservatory
- 75' Approx Rear Garden
- Quiet, No Through Road
- Inside The Gates
- Council Tax Band - B
- EPC Rating C

Price £275,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured side panel leading to:-

Porch

Obscured door leading to:-

Lounge

15'2" x 15'

Radiator. Tiled fireplace. Sealed unit double glazed window to front. Door leading to:-



Inner Hall

Stair flight to first floor. Radiator. Door to:-

Cloakroom/Utility

5'10" x 4'8"

Pedestal wash hand basin. Plumbing for washing machine. Part tiled walls. Wall mounted combination boiler providing heat and hot water throughout. Tiled flooring. Obscured sealed unit double glazed window to rear.

Kitchen

11'6" x 10'

Fitted with a range of matching fronted units. Marble effect square edge worksurfaces with inset ceramic butler sink with mixer tap. Further selection of matching units at both eye and floor level. Plumbing for dishwasher. Space for cooker. Built in under stairs storage area. Fitted shelving. Window to conservatory. Door to:-



Conservatory

9'6" x 8'7"

Part brick base. Polycarbonate roof. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door to rear.



First Floor Landing

Loft access. Doors to all rooms. Door to:-

Bedroom 1

14'7" x 8'8"

Built in double wardrobe. Radiator. Sealed unit double glazed window to front with distant sea and farmland views.



Bedroom 2

11' x 10'

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



Bedroom 3

11'7" x 6'

Radiator. Sealed unit double glazed window to front with distant sea and farmland views.

Bathroom

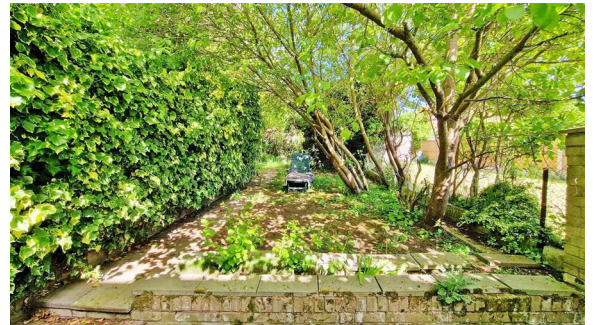
Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

75'

Part patio area. Well established with array of flowers, shrubs and bushes. Mature trees. Mature fruit trees.



Outside - Front

Part lawn area. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0525

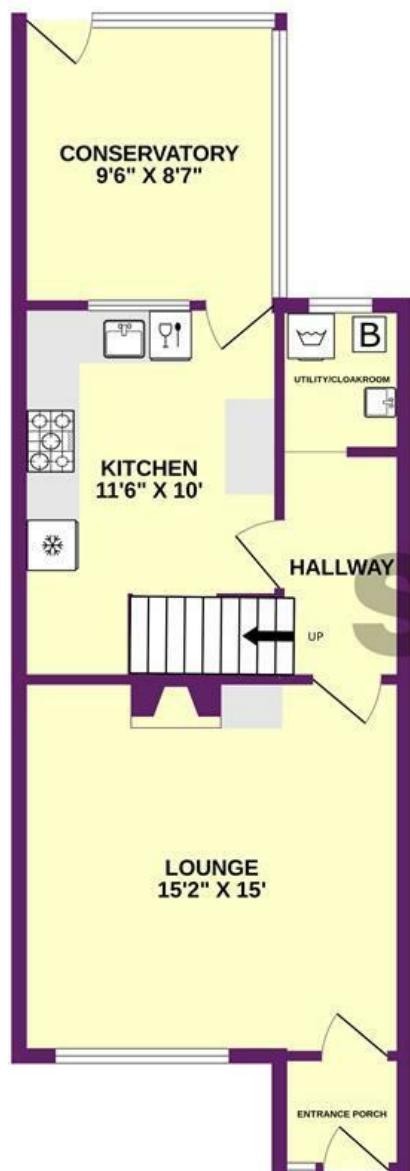
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



1ST FLOOR



BRANSCOMBE CLOSE

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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