



Walton Road Frinton-On-Sea, CO13 0AD

Situated in a non-estate position with a secluded rear garden, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is situated within a short walk of Frinton's shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street. Frinton's seafront is located within three quarters of a mile 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
- 12" x 11" Kitchen/Diner
- 15'10" x 12" Living Room
- 13" x 9'6" Conservatory
- New Kitchen & Bathroom
- Garage & Off Road Parking
- Secluded Rear Garden
- Non-Estate Position
- Frinton-on-Sea
- Council Tax Band - C / EPC Rating D



Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Entrance Hall

Built in airing cupboard housing hot water cylinder. Loft access.
Laminate flooring. Radiator. Doors to:



Kitchen/Diner

12" x 11"

Newly installed kitchen fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with fitted extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Built in storage cupboard. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Radiator. Sealed unit double glazed window to side and rear. Hardwood door leading to:



Conservatory

13" x 9'6"

Vinyl flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.



Bedroom One

12'1" x 11'9"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and front.



Bedroom Two

12" x 11"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



Wet Room

Low level WC. Pedestal wash hand basin. Wall mounted electric shower. Part tiled walls. Extractor fan. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to side.



Living Room

15'10" x 12"

Laminate flooring. Radiator. Sealed unit double bay window to front.



Outside - Rear

Part paved area. Remainder laid to lawn. An array of flowers, trees and shrubs. Access to front via side gate. Private access door to garage with power and light connected. Enclosed by panelled fencing.



Outside - Front

Block paved and hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Block paved pathway leading to entrance door. Enclosed by brick wall and shrubs.



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): Yes

Non-Standard Property Features To Note: None

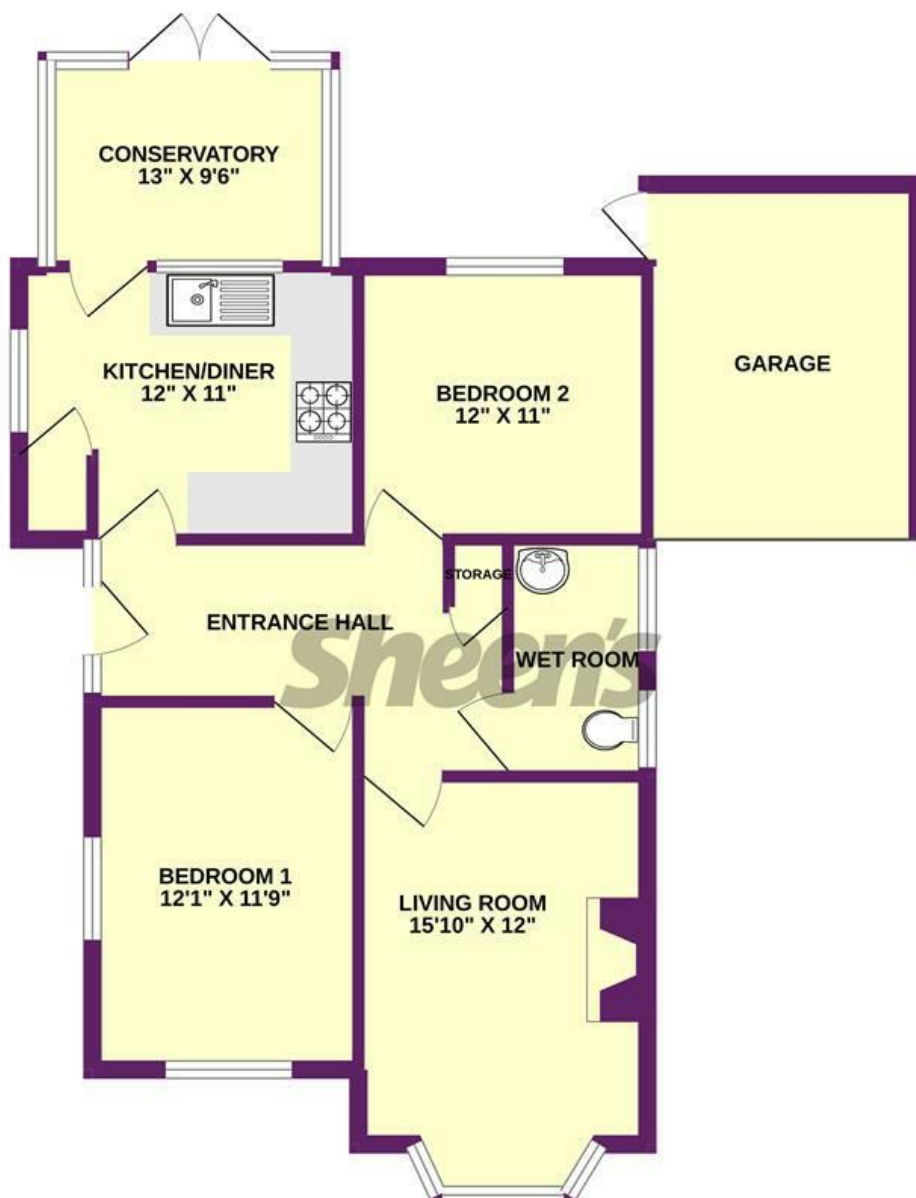
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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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