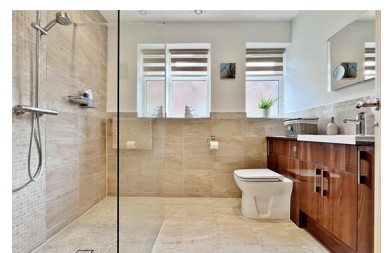




## Fifth Avenue Frinton-On-Sea, CO13 9LG

Situated inside Frinton's 'Gates' in the sought after 'Avenues', Sheen's Estate Agents have the pleasure in offering for sale this MODERN, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is immaculately presented throughout and benefits from two reception rooms, secluded rear garden and a garage with ample off street parking to the front. The property is conveniently located within half a mile of Frinton's Town Centre with shopping amenities and mainline railway station with links to London Liverpool Street. Frinton's beautiful Greensward and Seafront are within one mile of the property. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Modern Walk-In Shower Room
- Two Reception Rooms
- Secluded Rear Garden
- Garage
- Ample Off Street Parking
- Inside 'Frinton' Gates
- Sought After Location
- Council Tax Band - D
- EPC Rating - D



**Price £499,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Loft access. Karndean flooring. Built in storage cupboard. Spotlights. Radiator. Sealed unit double glazed window to side. Doors to:



### Bedroom One

13'9" x 9'9"

Radiator. Sealed unit double glazed bay window to front.



### Bedroom Two

10' x 9'9"

Radiator. Sealed unit double glazed window to side.



## Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and a range of high gloss wooden storage cupboards under and adjacent. Walk in shower cubicle with soak away, fitted shower screen and wall mounted shower attachment and rainfall shower head. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to side.



## Lounge

19'9" x 10'9"

Log burner. Radiator. Sealed unit double glazed bay window to front. Featured obscured sealed unit double glazed windows to side. Double doors leading to:



## Dining Room

11'9" x 11'2"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden.



## Kitchen

13'4" x 8'5"

Fitted with a range of matching high gloss fronted units. Wooden rolled edge work surfaces. Inset ceramic one and a half bowl sink and drainer unit with mixer tap. Inset four ring Neff induction hob with extractor hood above. Built in Neff double eye level electric oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Wooden splashback. Karndean flooring. Large enclosed cupboard housing combination boiler providing heating and hot water throughout. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:





### Outside - Rear

Majority laid to paving. Remainder laid to lawn. Raised beds stocked with an array of flowers and shrubs. Raised patio area perfect for entertainment area. Access to front via side gate. Outside tap. Private access door to garage with power and light connected. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with double doors. Block paved steps leading to entrance door. Remainder laid to lawn. Range of sunken and raised beds stocked with an array of flowers and shrubs.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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

### DH/08.25

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.

### Disclaimer - wide angle lens etc.

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



FIFTH AVENUE

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**  
The Action Agents