



Walton Road Frinton-On-Sea, CO13 0AB

Being offered with NO ONWARD CHAIN and nestled in a cul-de-sac position in Frinton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this spacious THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property occupies a large welcoming entrance hall, 17' lounge with a conservatory and ensuite to the master bedroom. The property is also 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.

- No Onward Chain
- Three Double Bedrooms
- Detached Bungalow
- En-suite to Master Bedroom
- Underfloor Heating Throughout
- Well Presented Throughout
- 17" x 15" Lounge
- Frinton-on-Sea
- EPC Rating - C
- Council Tax Band - D



Price £465,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Entrance Hall

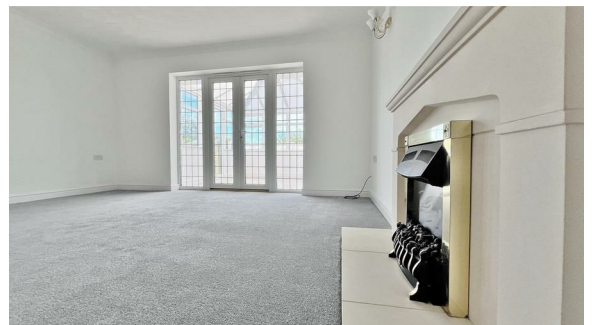
Two built in large storage cupboards. Thermoset. Loft hatch with pull down ladder. Underfloor heating. Doors to:-



Lounge

17' x 15'

Fire surround with inset electric fire. Two sealed unit double glazed windows to side. Thermostat. Underfloor heating. Sealed unit double glazed French doors to:-



Conservatory

11'8" x 9'8"

Tiled flooring. Thermostat. Sealed unit double glazed windows to front and side aspect. Sealed unit double glazed French doors to garden.



Kitchen

13" x 10'5"

Fitted in a range of matching fronted units. Fitted square edge work surfaces. Inset stainless steel one and a half bowl sink and drainer unit. Inset four ring gas hob with fitted extractor hood above. Built in eye level gas oven. Further range of matching fronted units both eye and floor level. Integrated fridge, freezer and dishwasher. Tiled splash back. Tiled flooring. Spotlights. Thermostat. Underfloor heating. Sealed unit double glazed window to rear.



Master Bedroom

12'4" x 11"

Large fitted wardrobes with mirrored sliding doors. Thermostat. Underfloor heating. Sealed unit double glazed bay window to front. Door to:-



Ensuite

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Tiled flooring. Tiled walls. Underfloor heating. Extractor fan. Obscured sealed unit double glazed window to side.



Bedroom Two

12'4" x 10'8"

Large fitted wardrobes with mirrored sliding doors. Thermostat. Underfloor heating. Sealed unit double glazed bay window to front.



Bedroom Three

11'3" x 8'9"

Thermostat. Underfloor heating. Sealed unit double glazed window to side.



Utility

6'8" x 5"

Fitted in a range of matching fronted units both eye and floor level. Fitted square edge work surfaces. Inset stainless steel sink bowl and drainer unit. Plumbing for washing machine. Wall mounted combination boiler providing hot water and heating throughout. Tiled splash back. Tiled flooring. Sealed unit double glazed window to side. Sealed unit double glazed door to side. Underfloor heating.



Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Tiled walls. Tiled flooring. Underfloor heating. Extractor fan. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved patio area. Remainder laid to lawn. Beds stocked well with flowers, shrubs and bushes. Shed to remain. Sealed unit double glazed door giving access to garage. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard-standing area providing ample off road parking leading to garage with up and over door. Cul-de-sac position.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

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

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

Non-Standard Property Features To Note:

JD 0825

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.

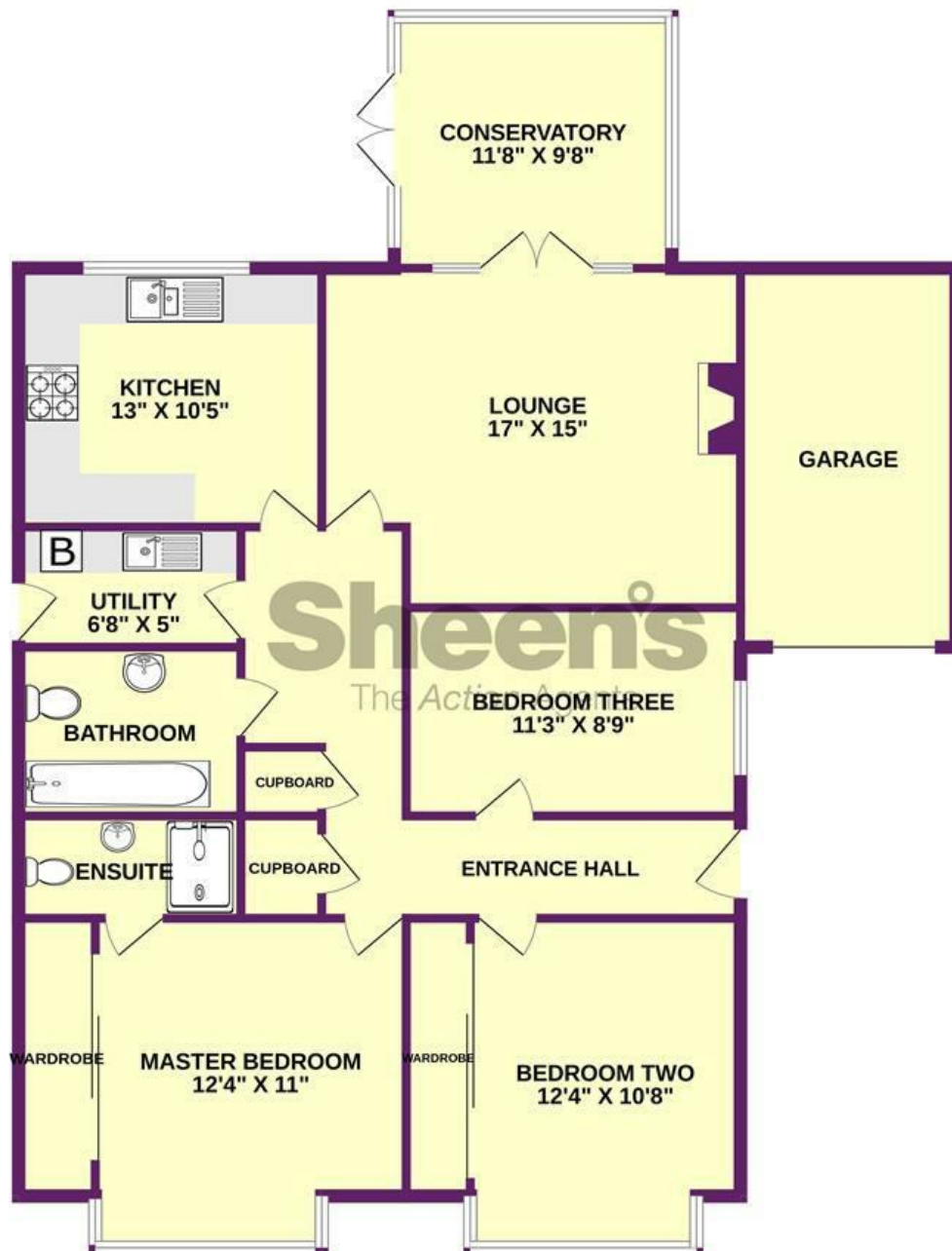
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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