149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents



Frinton Road
Kirby Cross, CO13 0LD

Built circa 2007, this THREE BEDROOM DETACHED BUNGALOW is positioned in a non-estate location in the popular Village of Kirby Cross and and is offered with No Onward Chain. The picturesque sea side town of Frinton-on-Sea is located around one mile away with its popular array of boutique shops along Connaught Avenue and impressive sea front and beaches. The property benefits an En-Suite to the Principal Bedroom along with a spacious Conservatory opening onto the impressive 95' south facing garden. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite To Bedroom One
- 17'9 x 11'5 Lounge
- 9'4 x 8'2 Fitted Kitchen
- Four Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 95' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax D







Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in double cupboard - housing hot water cylinder (not tested). Radiator. Loft access. Doors to:



BEDROOM ONE

14'5 x 8'10

Radiator. Double glazed window to front.



EN-SUITE SHOWER ROOM

5'6 x 4'11

Fitted with a three piece suite. Comprises low level W.C. Corner shower cubicle. Vanity wash hand basin with cupboards below. Part tiled walls. Heated towel rail. Double glazed window to side.



BEDROOM TWO

9'6 x 8'2

Radiator. Double glazed window to side.



BEDROOM THREE

8'2 x 7'7

Radiator. Double glazed window to side.



BATHROOM

9'8 x 5'6

Fitted with a four piece white bathroom suite. Comprises panel bath with mixer tap. Corner shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Part tiled walls. Heated towel rail. Double glazed window to side.





KITCHEN

9'4 x 8'2

Fitted with a range of antique white panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker to remain with concealed extractor fan above. Integrated dishwasher and tall fridge/freezer (all appliances not tested). Tiled flooring. Tiled splash backs. Radiator. Double glazed window to side.



LOUNGE/DINER

17'9 x 11'5 plus door recess

Two radiators. Double glazed double doors with double glazed side picture windows leading onto Conservatory.



CONSERVATORY

12'1 x 11'2

Part brick built Edwardian style conservatory. Two radiators. Tiled flooring. Vaulted poly carbonate roof. Double glazed windows to sides and rear. Double glazed double doors onto rear garden.



OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles. Shingled border. Part enclosed by small brick wall. Garage with electric roller door (16' x 7'2 - power and light connected - garage houses gas boiler (not tested)). Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 95' south facing rear garden. Mainly laid to lawn. Paved patio areas. Array of borders. Small timber storage shed. Larger timber storage shed to rear of garden with additional timber Summer House to remain. Enclosed by panel fencing.





ALTERNATE VIEW OF GARDEN



SUMMER HOUSE

11'8 x 9'8

Timber summer house with front covered veranda (power connected).





STORAGE SHED

15' x 11'

Timber storage shed.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

Anti-Money Laundering

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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