



Upper Second Avenue Frinton-on-Sea, CO13 9LL

Situated inside 'FRINTON GATES' and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this spacious and EXTENDED, THREE BEDROOMED DETACHED BUNGALOW in a tree lined road in the upper 'Avenues' of Frinton-on-Sea. The property welcomes you with a large entrance hall, three bedrooms with the master bedroom accommodating an en-suite, fully fitted kitchen/diner and a 27' lounge opening onto a secluded west facing rear garden. To the front there is ample off street parking leading to a garage. Perfectly located within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street and an early viewing is strongly recommended.

- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **New Roof on Extension with 5 Year Guarantee**
- **South West Facing Garden**
- **Garage & Ample Off Street Parking**
- **Newly Installed Combination Boiler With 10 Year Guarantee**
- **Solar Panels**
- **Inside Frinton Gates**
- **No Onward Chain**
- **Council Tax Band - E / EPC Rating - D**



Offers In Excess Of £550,000 Freehold

Upper Second Avenue, Frinton-on-Sea, CO13 9LL

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door leading to:

Porch

Sealed unit double glazed window to side. Obscured hardwood door leading to:



Entrance Hallway

Wall mounted newly installed combination boiler providing heating and hot water throughout with 10 year guarantee. Loft access with pull down ladder and power/light connected. Radiator. Doors to:



Master Bedroom

13' x 12'

Built in wardrobe with sliding doors. Wall lights. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Bidet. Fully tiled walls. Vinyl flooring. Wall lights. Radiator. Obscured sealed unit double glazed windows to side.



Bedroom Two

13' x 11'5"

Built in wardrobe with sliding doors. Radiator. Sealed unit double glazed window to front.



Bathroom

Four piece suite comprises of low level WC. Vanity wash hand basin with marble effect surround and range of drawers and cupboards under. Enclosed panelled bath. Fitted walk in shower with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall lights. Radiator. Obscured sealed unit double glazed window to side.



Bedroom Three

10'5" x 8'

Radiator. Obscured sealed unit double glazed window to side.



Lounge/Diner

27' x 16'9"

Brick featured fireplace with tiled hearth. Two radiators. Newly fitted roof. Obscured sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to rear garden. Obscured hardwood door leading to:



Breakfast Room

13' x 11'8"

Newly fitted roof. Vinyl flooring. Radiator. Obscured sealed unit double glazed door to side. Sealed unit double glazed sliding patio door leading to rear garden. Open access to:



Kitchen

13'5" x 11'11"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Integrated fridge/freezer. Integrated dishwasher and washing machine. Further selection of matching units both at eye and floor. Fully tiled walls. Vinyl flooring. Under cupboard lighting. Corner shelving. Obscured sealed unit double glazed window to side.



Outside - Rear

South West facing. Solar panels. Part raised paved patio area. Remainder laid to lawn. Beds stocked with an array of trees, flowers, shrubs and bushes. Raised beds laid to shingle with inset water feature. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage. Raised beds laid to shrubs, flowers and bushes. Outside light. Enclosed by low brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E - £2831.38

Any Additional Property Charges: None

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

Non-Standard Property Features To Note: None

AML Regulations -

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.

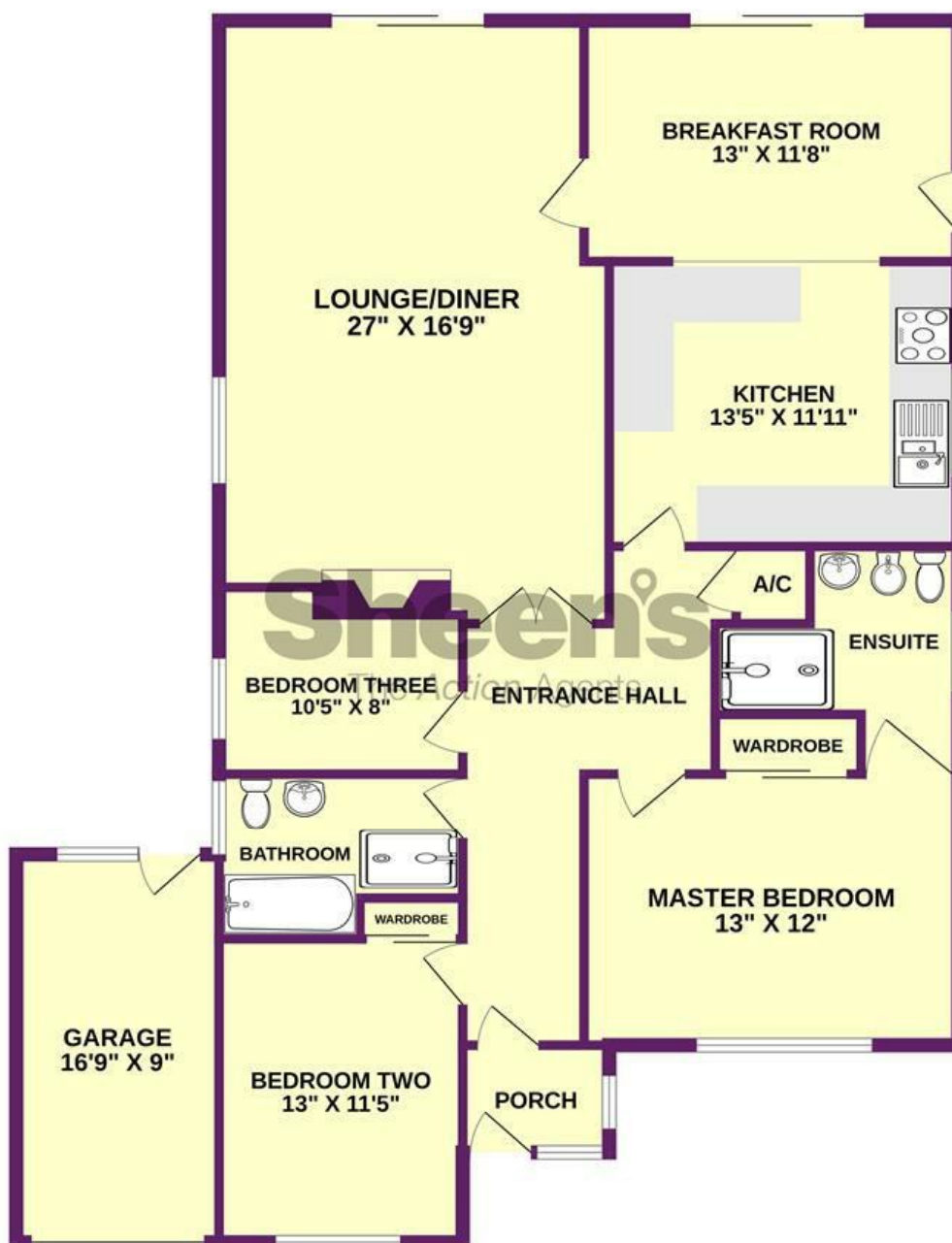
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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