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

Sycamore Way
Kirby Cross, CO13 0QN

Situated in the sought after area of Kirby Cross, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and benefits from partial farmland views to the rear. Frinton-on-sea's mainline railway station, seafront and shopping amenities are located approximately a quarter of a mile away and a viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 17' Lounge
- 11' Fitted Kitchen
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heating
- Garage & Parking
- No Onward Chain
- EPC Rating TBC
- Council Tax Band C

Price £250,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to porch. Further glazed door to:-

Entrance Hall

Radiator. Airing cupboard. Door to:-

Lounge

17'9" x 11'8"

Double glazed patio doors leading to garden. Radiator.

Kitchen

11'8" x 8'7"

Comprises laminated rolled edge worksurfaces with inset one and a half bowl stainless steel sink and drainer unit. Inset four ring electric hob. Integrated oven and grill. Plumbing for washing machine. Space for fridge and freezer. Selection of matching cupboard and drawers at eye and floor level. Radiator. Double glazed window to side.

Bedroom One

18'8" max red to 13'3" x 10'8"

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Two

10'3 x 9'5"

Double glazed window to front. Radiator.

Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with cupboards under. Independent double length shower cubicle with wall mounted shower (not tested). Heated towel rail. Fully tiled walls.

Outside - Rear

Commencing with patio area. Remainder laid to law. Flower and shrub borders. Panel fencing. Distant farmland views. Access to front via side gate. Courtesy door leading to garage.

View

Outside - Front

Hardstanding driveway providing off street parking leading to garage. Remainder patio paved.

Garage

16'8" x 8'7"

Wall mounted gas boiler (not tested). Electric up and over door. Double glazed window to side. Courtesy door leading to side.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

Agents Note - Restrictive Covenants & Easements on

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a 1971 Conveyance and a 1975 Transfer. These include a restriction to private residential use (with limited professional exceptions) and provisions regarding rights to light and air. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

LE/04.26

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.

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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