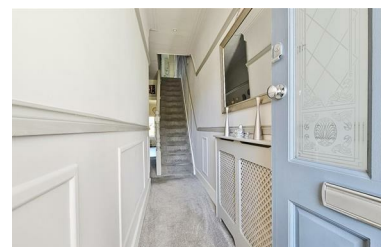




Old Road Frinton-On-Sea, CO13 9BX

Located inside Frinton's Prestigious 'Gates', boasting three floors of accommodation, Sheen's Estate Agents are delighted to offer for sale this well presented, THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property benefits from period features and spacious living throughout including a beautifully landscaped rear garden. The property is perfectly positioned for a short stroll to the shopping amenities in the town centre, seafront and mainline railway station. In the valuer's opinion an early viewing is strongly advised to avoid disappointment.

- Three Double Bedrooms
- Period Property
- Spacious Lounge/Diner
- Beautifully Landscaped Rear Garden
- First Floor Cloakroom/Utility
- Garage & Off Road Parking
- Close to Amenities & Seafront
- Inside 'Frinton' Gates
- Council Tax Band - C
- EPC Rating - D



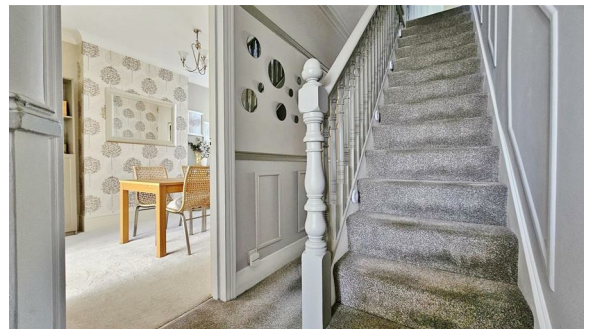
Price £465,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Hallway

Stair flight to first floor. Under stairs storage. Radiator. Doors to:



Dining Room

11'6" x 9'8"

Radiator. Sealed unit double glazed door leading to rear garden.
Sliding doors leading to:



Lounge

14'11" x 11'9"

Featured surround with inset gas fire. Radiator. Sealed unit double glazed bay window to front.



Kitchen/Breakfast Room

16'11" x 10'7" into bay

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic sink and drainer with mixer tap. Cooker to remain. Further selection of matching units both at eye and floor level. Integrated dishwasher. Integrated microwave. Integrated fridge and freezer. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Spotlights. Under cupboard lighting. Glass display cupboards. Tall standing radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to side. Sealed unit double glazed 'French' style doors leading to rear garden.



First Floor Landing

Stair flight to second floor. Loft access. Radiator. Doors to



Bathroom

Suite comprises of low level WC with concealer cistern and a wash hand basin with mixer tap and range of cupboards under. Enclosed panelled bath. Fitter shower cubicle with wall mounted shower attachment. Fitted tall standing storage cupboard. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Cloakroom/Utility

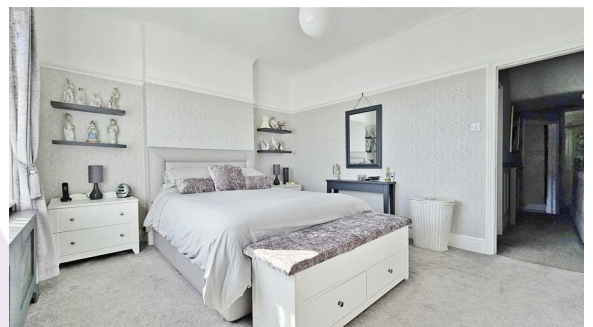
Low level WC. Rolled edge work surface. Inset wash hand basin with mixer tap and cupboards at eye and floor level. Plumbing for washing machine. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



Bedroom 2

15'2" x 11'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom 3

11'6" x 9'8"

Radiator. Sealed unit double glazed window to rear.



Second Floor Landing

Sealed unit double glazed velux window to rear. Door to:



Bedroom 1

15'5" into bay x 14'6"

Eaves storage cupboard. Radiator. Sealed unit double glazed bay window to front.



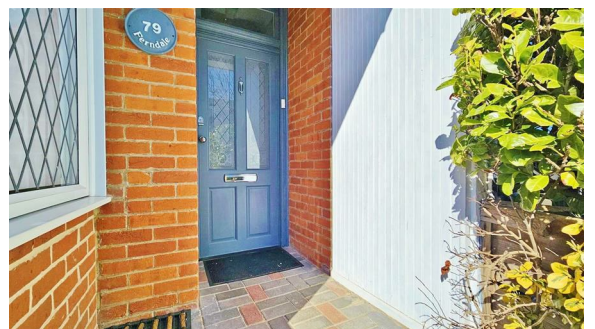
Outside - Rear

Part block paved. Remainder laid to lawn. Borders stocked with an array of trees, flowers and shrubs. Shed and wooden seating area to remain. Featured bed with water feature and well stocked tree. Private access door to garage with power/light connected. Outside tap. Outside lights. Enclosed by panelled fencing.



Outside - Front

Concrete driveway providing off street parking leading to garage with up and over door. Block paved pathway leading to entrance door. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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

JD/03.25

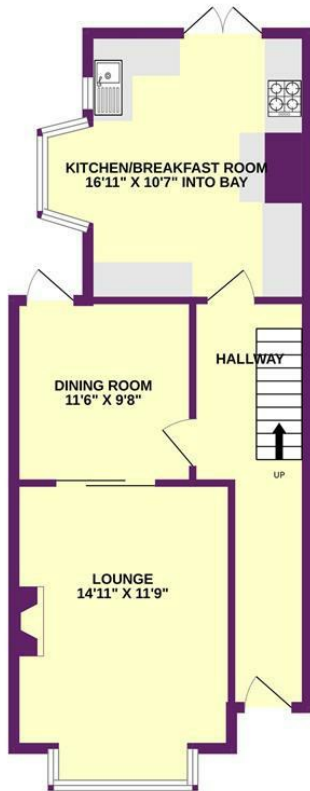
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

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.



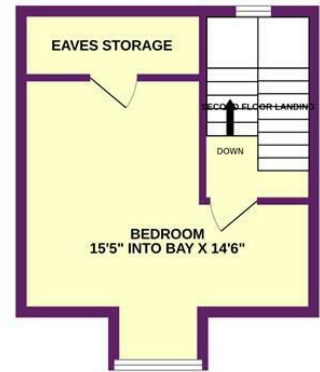
GROUND FLOOR



1ST FLOOR



2ND FLOOR



OLD ROAD

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

