



## The Close Frinton-on-Sea, CO13 9LU

Located in a quiet CUL-DE-SAC position inside the 'Gates' of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this spacious, EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is perfectly positioned within a quarter of a mile of the shopping amenities in the town centre, the seafront and mainline railway station. The property boasts two double bedrooms, a modern fitted kitchen and shower room, 40' rear garden and ample off street parking to the front leading to a garage. An early viewing is strongly recommended to appreciate the accommodation which is on offer.

- Two Double Bedrooms
- 16'10" x 13'10" Lounge
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Quiet Cul-De-Sac Position
- Inside The Frinton 'Gates'
- Ample Off Street Parking & Garage
- No Onward Chain
- EPC Rating E
- Council Tax Band - D



**Price £415,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed leaded light entrance door leading to:

### Hallway

Built in triple length storage cupboard. Built in airing cupboard housing hot water cylinder. Loft access with pull down ladder. Original exposed wooden floorboards. Radiator. Doors to:



### Lounge

16'10" x 13'10"

Feature fireplace with ornamental surround and inset electric fire under. Two radiators. Sealed unit double glazed leaded light window to front and side aspect.



### Bedroom One

13'9" x 11'

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed leaded light window to rear.



### Bedroom Two/Sitting Room

18'5" x 12'10"

Two radiators. Two sealed unit double glazed leaded light windows to rear. Sealed unit double glazed leaded light window to side. Obscured window to alternate side.



### Shower Room

Newly fitted with a modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted storage cabinet. Double length fitted shower cubicle with integrated controls and separate attachment and over head 'rainfall' shower. Fitted glass shower screen. Fitted extractor fan. Luxury vinyl flooring. Heated towel rail. Part tiled walls. Two obscured double glazed window to side.



### Kitchen

11'10" x 11'8"

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces with upstands. Inset four ring gas hob with fitted extractor fan above. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in double eye level oven. Integrated fridge/freezer. Integrated slim line dishwasher. Enclosed floor standing boiler. Sealed unit double glazed leaded light window to front. Double glazed window to side. Obscured double glazed door leading to:



### Lean-To

Part brick base. Glass roof. Obscured windows to front and side aspect. Plumbing for automatic washing machine. Obscured sealed unit double glazed door giving access to:





### Outside - Rear

40'

Part patio area. Remainder laid to lawn. Borders well stocked with an array of shrubs and bushes. Private access door to garage. Outside tap. Enclosed by panel fencing. Side access gate leading to front.



### Outside - Front

Majority shingled with an array of bushes. Hard standing paved area providing ample off street parking leading to a garage with an up and over door. Entrance door under a storm porch.



### 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.

### Anti Money Laundering

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.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

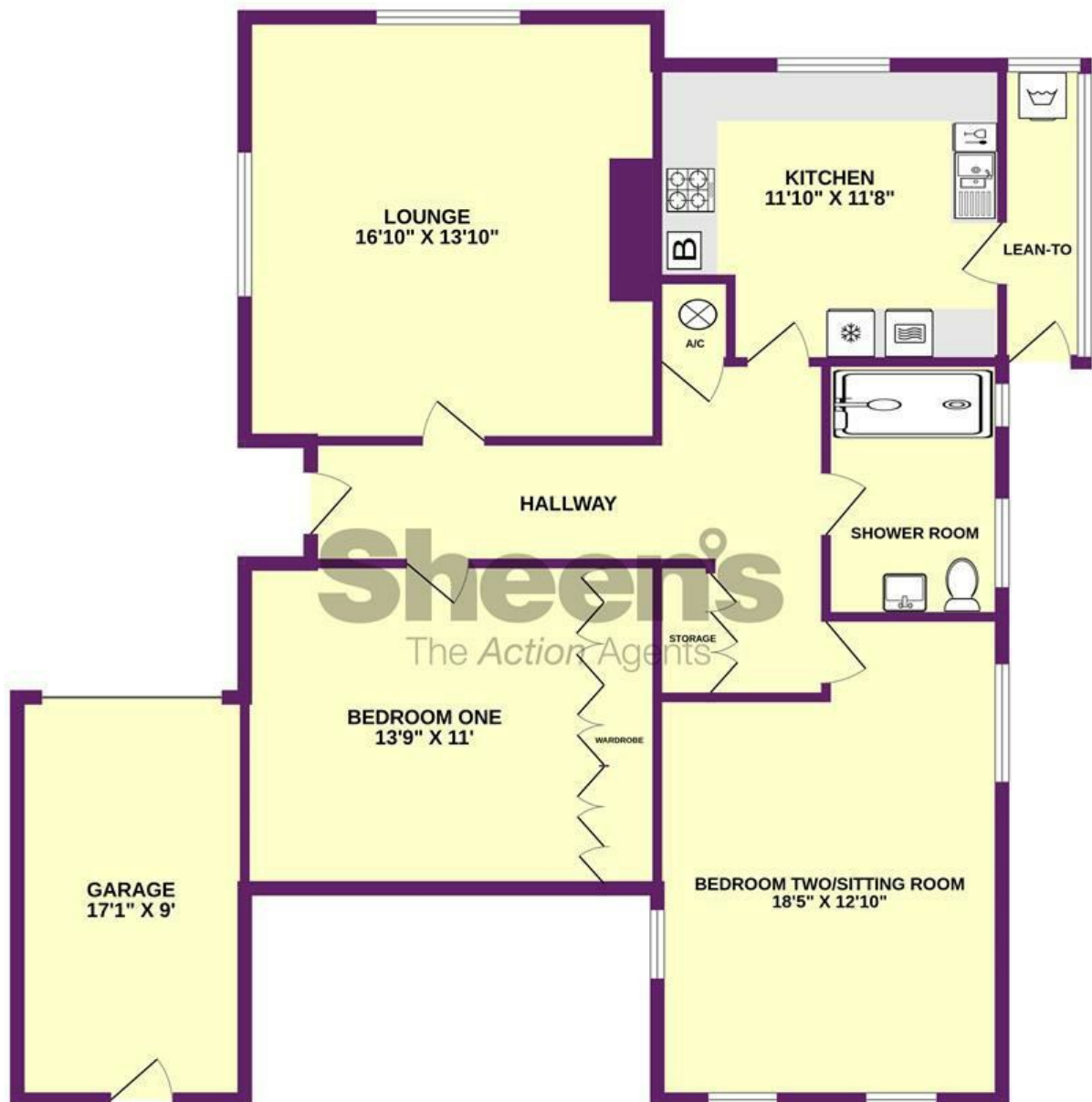
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



## 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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