



## Elm Tree Avenue Frinton-On-Sea, CO13 0AS

\*\*\*SUBSTANTIAL PLOT\*\*\* \*\*\*WORK REQUIRED\*\*\* Situated in the sought after location of Frinton-on-sea in a non-estate position just outside the 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this spacious, NO ONWARD CHAIN, TWO BEDROOM DETACHED BUNGALOW. The property boasts two double bedrooms, large secluded east facing rear garden and is situated within a short walk of Frinton's town centre, shopping amenities, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Detached Bungalow
- No Onward Chain
- Substantial Plot
- In Need of Refurbishment
- Close to Shops & Amenities
- Frinton-on-Sea
- Keys to View
- EPC Rating - F
- Council Tax Band - C



**Price £325,000 Freehold**

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:-

### Hallway

Electric storage heaters. Built in storage cupboard. Doors to:-



### Lounge

14'11" x 11'12"

Feature mantle piece. Electric storage heater. Sealed unit double glazed window to front. Opening to:-



### Dining Room

10'12" x 8'5"

Electric storage heater. Sealed unit double glazed window to rear and side aspect.



### Kitchen

18'5" x 6'4"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset one and a half bowl sink and drainer unit. Four ring electric hob with electric oven under and extractor hood above. Further range of matching units both eye and floor level.. plumbing for washing machine. Space for tumble dryer. Tiled splash back. Vinyl flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to garden.



### Master Bedroom

13'4" x 9'11"

Built in wardrobes. Electric storage heater. Sealed unit double glazed window to side. Large sealed unit double glazed bay window to front.



### Bedroom Two

11'11" x 9'12"

Sealed unit double glazed window to rear.



### Shower Room

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Extractor fan. Part tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Large secluded east facing rear garden. Part paved patio area. Remainder laid to lawn. Beds well stocked with shrubs and bushes. Sheds to remain. Access to side via wooden gate. Enclosed by wooden panelled fencing.



### Outside - Front

Block paved driveway providing ample off street parking. Pathway leading to entrance door. Remainder laid to lawn with array of shrubs.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

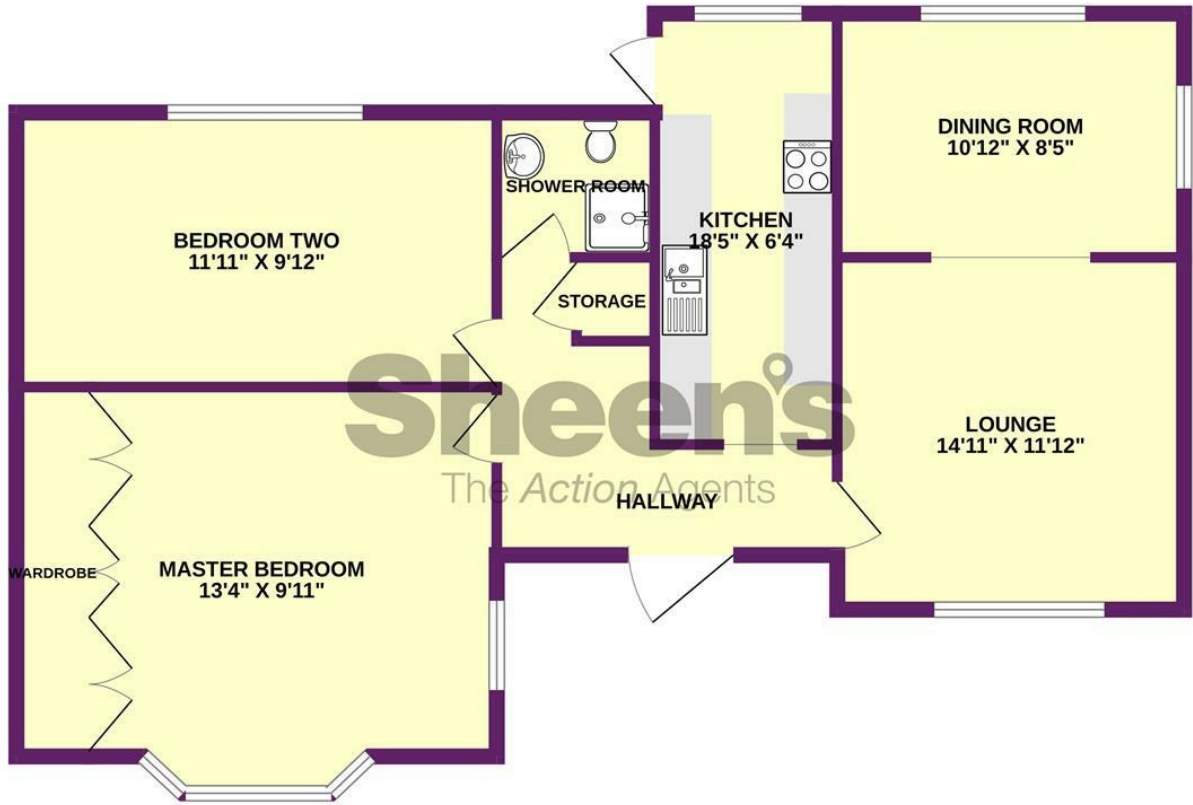
### DH/07.25

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



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