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Sheen's
The *Action* Agents



Walton Road
Frinton-on-Sea, CO13 0AD

Located within a short walk to the SEAFRONT on the cusp of Frinton-on-Sea, situated in a NON-ESTATE position, Sheen's Estate have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property offers a secluded rear 14'6" sun room, ample off street parking and a garage and is located within 250 metres of the Seafront and within one mile of Frinton's town centre and mainline railway station.

- Two Double Bedrooms
- 250 Metres To Seafront
- Non-Estate Position
- Newly Installed Combination Boiler
- Sun Room 14'6" x 10'7"
- No Onward Chain
- Ample Off Street Parking & Garage
- Secluded Rear Garden
- EPC Rating TBC
- Council Tax Band - C







Price £260,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Hallway

Loft access. Built in airing cupboard housing newly installed wall mounted combination boiler providing heating and hot water throughout. Radiator. Doors to:





Bedroom One

14'8" x 10'10"

Radiator. Sealed unit double glazed window to rear sun room.



Bedroom Two

12'4" x 8'1"

Radiator. Sealed unit double glazed window to front.



Lounge

17' x 11'

Radiator. Sealed unit double glazed window to front.





Shower Room

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with wall mounted electric shower. Part tiled walls. Part UPVC wall panel boards. Electric towel rail. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

12'4" x 8'1"

Fitted with a range of matching fronted units. Speckled rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Built in eye level double oven. Wood laminate flooring. Radiator. Part tiled walls. Sealed unit double glazed window to rear. Obscured door leading to:





Sun Room

14'6" x 10'7"

Part brick base. Sealed unit double glazed window to side and rear aspect. Sealed unit double glazed 'French' style doors giving access to rear.





Outside - Rear

Part patio area. Remainder laid to lawn. Borders well stocked with shrubs and bushes. Private access door to garage. Gate giving access to front.







Outside - Front

Part laid to lawn. Hard standing area providing ample off street parking leading to a garage with an up and over door.



Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: C
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker
Non-Standard Property Features To Note:

JAF 0825

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.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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