



Queens Road Frinton-On-Sea, CO13 9BL

Perfectly located within 200 meters of the 'Greensward', Seafront and town centre, Sheen's Estate Agents have the pleasure in bringing to market this well presented THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property boasts a 18' lounge, 17'10" max kitchen/diner, en-suite to the master bedroom and 50' rear garden. There is ample off street parking to front for several vehicles with the addition of a detached garage. Situated within the Frinton 'Gates' this sought after property is not to be missed and an early viewing is highly recommended.

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Sought After Location Inside The Gates
- 18' x 15'2" Lounge
- Ground Floor Cloakroom
- Newly Fitted Modern Kitchen
- 50' Rear Garden With Sun Room
- Ample Off Street Parking & Detached Garage
- Close To Seafront & Town Centre
- EPC Rating D/ Council Tax Band - D



Price £475,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Wood laminate flooring. Radiator. Doors to:



Lounge

18' x 15'2"

Ornamental brick built feature fireplace with inset log burner. Wood laminate flooring. Radiator. Sealed unit double glazed bay window to front.



Cloakroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Part tiled walls. Tiled flooring. Fitted extractor fan. Radiator. Sealed unit double glazed window to side.



Kitchen/Diner

17'10" max x 12'8" max



Kitchen Area

Fitted with a range of modern matching fronted units with integrated handles. Beveled edge quartz work surfaces. Inset one and half butler sink with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated dish washer. Plumbing for automatic washing machine. Space for fridge/freezer. Under counter seating. Wood laminate flooring. Sealed unit double glazed window to rear. Open plan to:



Dining Area

Built in under stairs storage cupboard. Wood laminate flooring. Radiator. Sealed unit double glazed bi-folding doors leading to rear.



First Floor Landing

Loft access with pull down ladder. Built in storage cupboard. Doors to:



Master Bedroom

14'6" x 14'3" max

Fitted wardrobes. Built in double wardrobe. Radiator. Sealed unit double glazed bay window to front. Door to:



En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Built in double length shower cubicle with integrated rainfall shower and separate attachment. Fully tiled walls. Tiled flooring with under floor heating. Heated towel rail.



Bedroom Two

12'8" x 8'9"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

11'4" x 8'8"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboard and drawers under. Panelled p-shaped bath integrated shower and fitted glass shower screen. Part tiled walls. Tiled flooring with under floor heating. Radiator. Two sealed unit double glazed windows to side.



Outside - Rear

50'

Part patio entertaining area. Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Enclosed by panel fencing. Outside tap. Outside light. Private access door to garage. Gate leading to front. Brick built under cover storage area.



Sun Room

20' max x 8'8"

UPVC construction. Poly-carbonated roof. Wood laminate flooring. Sealed unit double glazed window to side and rear aspect. Sealed unit double glazed 'French' style doors to rear.



Outside - Front

Hard standing paved providing ample off street parking for several vehicles. Beds stocking flowers and shrubs. Driveway leading to garage 20'5" x 9'. Power and lighting connected. Window to rear. Electric roller door.



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:

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

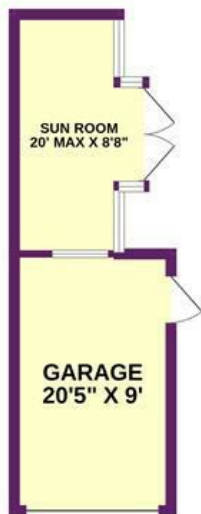
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER)

Queens Road, Frinton-On-Sea, CO13 9BL

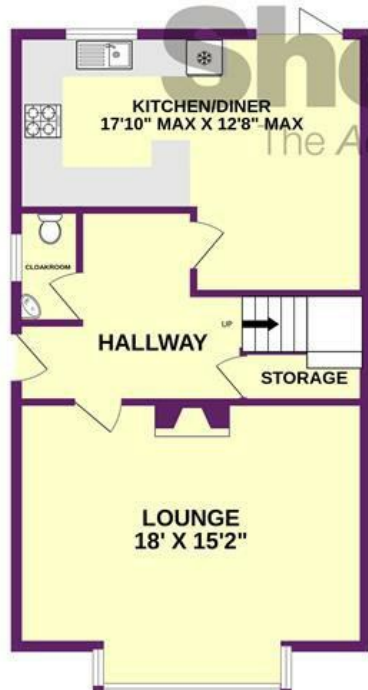
REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.





GROUND FLOOR



1ST 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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