149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

The Close
Frinton-On-Sea, CO13 9LU

** NO ONWARD CHAIN ** Perfectly situated INSIDE THE GATES on a beautiful CORNER PLOT position with a quiet 'Upper Avenues' location, is this CHARMING, CHARACTER THREE DOUBLE BEDROOM DETACHED HOUSE. This stunning property boasts flexible accommodation with a lounge/diner with front and rear aspects, ground floor cloakroom, mature rear garden and off street parking to the side with a Garage. The property benefits from being within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street. An early viewing is strongly advised to appreciate the accommodation which is on offer.

- Three Double Bedrooms
- Character Property
- Corner Plot Position
- No Onward Chain
- Garage & Off Street Parking
- Close to Shops & Amenities
- Inside The Gates
- Must be Viewed
- EPC Rating - D
- Council Tax Band - E

Price £450,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Porch

Wall mounted light. Obscured sealed unit double glazed windows to front and side. Tiled flooring. Door to:-

Entrance Hall

Two built in storage cupboards. Radiator. Stair light to first floor. Sealed unit double glazed window to side. Doors to:-

Lounge

11'11" x 16'0"

Built in feature fireplace. Two radiators. Sealed unit double glazed windows to front and side aspect. Obscured single glazed sliding doors to:-

Dining Room

11'11" x 10'5"

Radiator. Sealed unit double glazed window to side aspect.

Kitchen

12'2" x 10'4"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless steel bowel sink and drainer unit. Built in eye level 'Neff' electric oven and grill. Inset four ring 'Neff' electric hob with extractor hood above. Further range of matching units both eye and floor level. plumbing for dishwasher. Space for fridge/freezer. Tiled splashback. Tiled flooring. Wall mounted boiler providing hot water and heating throughout. Sealed unit double glazed window to rear aspect. Obscured single glazed door to:-

Utility

8'0" x 3'11"

Plumbing for washing machine. space for tumble dryer or freezer. Tiled flooring. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to garden.

Cloakroom

White suite comprises of low level W/C. Pedestal hand wash basin. Radiator. Fully tiled walls and flooring. Obscured sealed unit double glazed window to side.

Landing

Radiator. Loft access.

Master Bedroom

15'4" x 10'5"

Built in wardrobes. Radiator sealed unit double windows to side and rear aspect.

Bedroom Two

13'10" x 11'11"

Radiator. Sealed unit double glazed windows to front and side aspect.

Bedroom Three

8'8" x 10'5"

Radiator. Sealed unit double glaze windows to rear and side aspect.

Family Bathroom

White suite comprises of low-level WC vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment built-in airing cupboard housing hot water cylinder heated towel rail. Fully tiled walls. tiled flooring. obscured sealed unit double glaze window to side.

Outside - Rear

Part patio area. Borders well stocked with flowers and shrubs. Further patio area leading to Garage access via door. Enclosed by panel fencing. Outside lights. Outside tap. Access to side via side gate.

Outside - Front

Large corner plot mainly laid to lawn. Beds stocking flowers, shrubs, bushes and trees. Paved hard standing area providing off street parking leading to garage. Pathway leading to entrance door.

Material Information - Freehold Property

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

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Mains
Non-Standard Property Features To Note:

DH/06.25

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

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.

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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